Funnel Cake DSCR

7/7/2026

1-Unit - Maximum LTV - Investment Property											
Minimum FICO	Maximum Loan Amount	DSCR ≥ 1.00			DSCR ≥ 0.75 and < 1.00			DSCR < 0.75			
		Purchase	Rate/Term	Cash-Out	Purchase	Rate/Term	Cash-Out	Purchase	Rate/Term	Cash-Out	
720	$1,000,000	80%	80%	80%	75%	75%	70%	-	-	-	
	$1,500,000	80%	80%	80%	75%	75%	70%	-	-	-	
	$2,000,000	80%	80%	75%	70%	70%	65%	-	-	-	
	$2,500,000	70%	70%	70%	60%	60%	60%	-	-	-	
700	$1,000,000	80%	80%	75%	75%	75%	65%	-	-	-	
	$1,500,000	80%	80%	75%	75%	75%	65%	-	-	-	
	$2,000,000	80%	80%	75%	70%	70%	65%	-	-	-	
	$2,500,000	70%	70%	70%	60%	60%	60%	-	-	-	
680	$1,000,000	75%	75%	75%	70%	70%	65%	-	-	-	
	$1,500,000	75%	75%	75%	70%	70%	65%	-	-	-	
	$2,000,000	75%	75%	75%	65%	65%	65%	-	-	-	
	$2,500,000	65%	65%	65%	-	-	-	-	-	-	
660	$1,000,000	70%	70%	70%	-	-	-	-	-	-	
	$1,500,000	70%	70%	70%	-	-	-	-	-	-	
	$2,000,000	65%	65%	65%	-	-	-	-	-	-	
	$2,500,000	65%	65%	65%	-	-	-	-	-	-	
640	$1,000,000	70%	70%	70%	-	-	-	-	-	-	
	$1,500,000	70%	70%	70%	-	-	-	-	-	-	
Foreign National	$1,500,000	70%	70%	60%	-	-	-	-	-	-	

Housing History	Credit Event
0x30x12	36 Months

Property Type	
1-Unit SFR/PUD (atttached or detached)	• No restrictions
Condominium	• Warrantable: Max LTV 80% • Non-Warrantable: Max LTV 80% • Condotel: Ineligible
2-4 Unit	• No restrictions
Rural	• Max LTV 65%, min 1.00 DSCR, Long-Term Rent only
Declining Markets	• 5% LTV reduction from max
Manufactured Home	• Ineligible
Other Property Types	• No overlays

Product Type	
Fixed Rate	• 15 year and 30 year terms (fully amortizing) • 30 year term with 10 year interest only period eligible (remaining 20 year term fully amortized)
ARM	• 5/6 ARM (fully amortizing) • 40 year term with 10 year interest only period eligible (remaining 30 year term fully amortized)

General Requirements	
Borrower Type	• U.S. Citizen and Permanent Resident Alien: No restrictions • Non-Permanent Resident Alien: No restrictions • ITIN: Our matrix makes no mention of ITIN but Deephaven will not allow ITIN on DSCR • Foreign National: 1) Max LTV 70% Purchase and Rate/Term, 60% Cash-Out, 2) Min 1.00 DSCR, 3) Max $1.5MM loan amount, 4) Min 6 mos reserves
First Time Investor (FTI)	• Requirements: 1) Min 1.00 DSCR, 2) Min 700 FICO, 3) Long-Term Rent only
First Time Homebuyer (FTHB)	• FTHB ineligible
Cash-Out	• Max $1MM
Credit	• Max 0x60x12 reporting on standard tradelines
Escrow Waivers	• No overlays
Geographic Restrictions	• Ineligible: Baltimore City, MD

Interest Only (IO)	• Min 1.00 DSCR • Max 80% LTV
Loan Amount	• DSCR ≥ 1.00: Min loan amount $100K • DSCR < 1.00: Min loan amount $200K • Loan Amount < $125K: 1) Max LTV 75%
LTV > 80%	• Ineligible
Prepayment Penalty	• No overlays
Reserves	• Loan Amount ≤ $1MM: 3 months • Loan Amount > $1MM: 6 months • DSCR < 1.00: 6 months • Foreign National: 6 months • Cash-out proceeds can be used as reserves
Short Term Rentals	• Min 1.15 DSCR, min 720 FICO • 5% LTV reduction from max • Ineligible: First Time Investor, 2-4 Unit, Rural and/or Unique Properties
Subordinate Financing	• Ineligible
Unleased Properties	• No overlays