Pound Cake DSCR

7/1/2026

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
740	$1,000,000	85%	80%	75%	75%	75%	70%	75%	75%	65%
	$1,500,000	85%	75%	70%	75%	75%	70%	70%	70%	60%
	$2,000,000	75%	75%	60%	75%	75%	60%	-	-	-
720	$1,000,000	85%	80%	75%	75%	75%	70%	70%	70%	60%
	$1,500,000	85%	75%	70%	70%	70%	65%	65%	65%	60%
	$2,000,000	75%	75%	60%	65%	65%	-	-	-	-
	$2,500,000	70%	70%	60%	-	-	-	-	-	-
	$3,000,000	70%	70%	60%	-	-	-	-	-	-
700	$1,000,000	80%	75%	70%	75%	75%	70%	65%	65%	60%
	$1,500,000	75%	75%	70%	70%	70%	65%	65%	65%	60%
	$2,000,000	70%	70%	60%	65%	65%	N/A	-	-	-
	$2,500,000	70%	70%	60%	-	-	-	-	-	-
	$3,000,000	70%	70%	60%	-	-	-	-	-	-
680	$1,000,000	75%	75%	70%	65%	65%	60%	-	-	-
	$1,500,000	75%	75%	70%	-	-	-	-	-	-
	$2,000,000	70%	70%	60%	-	-	-	-	-	-
	$2,500,000	70%	70%	60%	-	-	-	-	-	-
660	$1,000,000	70%	70%	60%	-	-	-	-	-	-
	$1,500,000	70%	70%	55%	-	-	-	-	-	-
	$2,000,000	65%	55%	50%	-	-	-	-	-	-

Housing History	Credit Event (BK/FC/SS/DIL)	
	DSCR ≥ 0.75:	**DSCR < 0.75**:
0x30x12: No restrictions 1x30x12: 5% LTV reduction, DSCR < 1.00 Ineligible	≥ 24 Months = No restrictions *Discharged BK13 - use filing date - min 1 yr discharged *Dismissed BK13 - us dismissal date	≥ 36 Months Required *Multiple BK ineligible *BK13 must be discharged/dismissed > 24 months

Property Type

1-Unit SFR/PUD (atttached or detached)	• No restrictions
Condominium	• Warrantable and Non-Warrantable: Max LTV 80% ◦ For 720+ FICO, max LTV 80% for Purchase and Rate/Term, 75% for Cash-Out ◦ For FICO < 720, max LTV 75% for Purchase and Rate/Term, 70% for Cash-Out • Condotel: 1) Min 0.75 DSCR, 2) Min 680 FICO, 3) Max $2MM loan amount ◦ For 700+ FICO, max LTV 75% for Purchase and Rate/Term, 70% for Cash-Out ◦ For FICO < 700, max LTV 70% for Purchase and Rate/Term, 65% for Cash-Out
2-4 Unit	• 2-Unit Refinance: Max LTV 80% • 3-4 Unit Refinance: Max LTV 75% for DSCR ≥ 1.00, 70% for DSCR < 1.00
Rural	• No overlays
Declining Markets	• 5% LTV reduction from max when LTV > 65%
Manufactured Home	• Ineligible
Other Property Types	• No overlays

Product Type

Fixed Rate	• 30 year terms (fully amortizing) • 30 year term with 10 year interest only period eligible (remaining 20 year term fully amortized), max 80% LTV • 40 year term with 10 year interest only period eligible (remaining 30 year term fully amortized), max 75% LTV
ARM	• ARM ineligible

General Requirements		
Borrower Type	• U.S. Citizen and Permanent Resident Alien: No restrictions • Non-Permanent Resident Alien: No restrictions • ITIN: Ineligible • Foreign National: Ineligible	
First Time Investor (FTI)	• Requirements: 1) Min 700 FICO, 2) Min 1.00 DSCR	
First Time Homebuyer (FTHB)	• FTHB ineligible	
Cash-Out	• LTV > 60%: Max $1MM and if DSCR ≥ 0.75, unlimited cash-out with 18 months reserves (exclusive of cash back) • LTV ≤ 60%: Unlimited • Ineligible for Delayed Financing with FICO < 720 • Max LTV 75% condos in Florida • Min 0.75 DSCR if subject acquired < 12 months ago	
Credit	• No overlays	
Escrow Waivers	• No overlays	
Geographic Restrictions	• No overlays	
Interest Only (IO)	• Min 660 FICO for DSCR ≥ 1.00 • Min 700 FICO for DSCR ≥ 0.75 and < 1.00 • DSCR < 0.75 ineligible • Max LTV 80%	
Loan Amount	• Min loan amount $100K • Loan amount < $125K: 1) Max LTV lesser of matrix or 75% for Purchase and Rate/Term, 70% for Cash-Out, 2) Min 1.00 DSCR • Loan amount ≥ $125K and < $150K: Max LTV lesser of matrix or 80% for Purchase and Rate/Term, 75% for Cash-Out	
LTV > 80%	• No overlays	
Prepayment Penalty	• No overlays	
Reserves	**DSCR ≥ 0.75** • Loan amount ≤ $500K and LTV ≤ 80%: 3 mos • Loan amount > $500K or LTV > 85%: 6 mos • 2-4 Unit at 80% LTV: 6 mos • Loan amount > $2MM: 12 mos	**DSCR < 0.75** • Loan amount ≤ $500K: 3 mos • Loan amount > $500K: 6 mos
	• Cash-out proceeds can be used as reserves	
Short Term Rentals	• Max LTV 75%, min 1.15 DSCR, New York City ineligible	
Subordinate Financing	• Ineligible	
Unleased Properties	• No overlays	