

## DSCR: Loans For the Residential Real Estate Investor

Debt Service Coverage Ratio loans are a great alternative for the borrower that may otherwise not qualify due to their use of business write-offs and deductions.

### Non-QM DSCR for Investors

- DSCR = Gross Income divided by PITIA
- Max loan amount \$3,500,000
- 1 – 4 family properties and condominiums permitted
- 85% LTV for Purchase, Rate & Term
- 75% LTV for Cash-Out
- Down to 620 FICO
- Non-Warrantable Condos OK
- Investment Properties only
- Gift Funds allowed
- No limit on Financed Properties
- Leasehold properties are eligible

### Non-QM DSCR 85% LTV

- 85% LTV for Purchase
- Loan amounts to \$1,500,000
- Down to 720 FICO
- Investment Properties only
- No Limit on Financed Properties

### Non-QM DSCR .75 Ratio

- 70% LTV for Purchase and Rate & Term Refi
- 65% LTV for Cash-Out Refi
- Max loan amount \$3,000,000
- 1 – 4 family properties and condominiums permitted
- Down to 640 FICO
- Non-Warrantable Condos OK
- Investment Properties only
- Gift funds Ok
- No Max on financed properties

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