



Our DSCR Matrix



As an Independent Mortgage Broker, we work with many different mortgage lenders. Not all "Investor Loan" lenders are built the same, we find the one that is right for you.

CALL FOR MORE INFO
800-484-9355
EMAIL US TO INQUIRE
info@SimpleLendingMortgage.com

WHAT TO KNOW

ABOUT DSCR LOANS

DSCR (Debt Service Coverage Ratio) is the ratio of operating income available to debt servicing for principal, interest and lease payment. If the rental income can cover the loan payment, that is the income used.

$$DSCR = \frac{\text{Net Operating Income}}{\text{Debt Service}}$$

NON-OWNER OCCUPIED ONLY

FICO

Minimum FICO 600
620+ FICO Up To 80% LTV (20% Down Payment)
720+ FICO Up To 85% LTV (15% Down Payment)

LENDING PARTY

Lending to; Individual, Corporations, LLC, LLP, Family Trust. Buy to Rent, Fix and Rent, Bridge Loan Hybrids.

DEBT-TO-INCOME RATIO

No Income/ No Employment/ No Tax Returns
DSCR < 1.00 | DSCR > 1.00 | NO DSCR Ratio available as well. Long Term Rental and Short Term Rental allowed.

ELIGIBLE PROPERTY

Non-Owner Occupied Only, Investment Property. Single Family Residence, 2-4 Units, Condo (FNMA Warrantable) Non-Warrantable Condo. Rural, Condotel. LTV restrictions apply.

LOAN PROGRAM TYPES

40 Year Fixed | 30 Year Fixed | 15 Year Fixed
5/6 ARM | Interest Only | First Time Investor Max LTV 75%
Minimum Loan Amount \$100,00 | Max Loan Amt \$3M
Rural 70% LTV | Interest Only FICO 640+ | Reserves 3 months | Condo 80%LTV | Cash Out Limit 65%
LTV/\$750,000. Call For More Information.

CREDIT HISTORY

Credit Events: Foreclosure, Bankruptcy, Short Sale: 3+ years | Forbearance (Loan Modification or Deferral 3+ months) | LTV restrictions apply, contact for more info.