

DSCR 1						
0 ≤ DSCR < 1.00						
Property Type	Max Loan Amount	Max LTV			Min FICO	Reserves [Subject P&I]
		Purchase	Rate & Term	Cash Out		
SFR & PUD	\$1,000,000	75%	70%	70%	700	2 months
	\$1,500,000	75%	65%	65%		6 months
	\$2,000,000	70%	60%	60%		6 months
	\$2,500,000	65%	N/A	N/A		12 months
	\$3,000,000	60%	N/A	N/A		12 months
2-4 Units & Condo	\$1,000,000	75%	70%	70%		2 months
	\$1,500,000	75%	65%	65%		6 months
	\$2,000,000	70%	60%	60%		6 months
	\$2,500,000	65%	N/A	N/A		12 months
	\$3,000,000	60%	N/A	N/A		12 months
SFR & PUD	\$1,000,000	75%	70%	N/A	680	2 months
	\$1,500,000	75%	65%	N/A		6 months
	\$2,000,000	70%	60%	N/A		6 months
	\$2,500,000	65%	N/A	N/A		12 months
	\$3,000,000	60%	N/A	N/A		12 months
2-4 Units & Condo	\$1,000,000	75%	70%	N/A		2 months
	\$1,500,000	75%	65%	N/A		6 months
	\$2,000,000	70%	60%	N/A		6 months
	\$2,500,000	65%	N/A	N/A		12 months
	\$3,000,000	60%	N/A	N/A		12 months
SFR & PUD	\$150,000	65%	N/A	N/A	660	2 months
	\$1,000,000	65%	N/A	N/A		6 months
	\$2,000,000	N/A	N/A	N/A		6 months
	\$3,000,000	N/A	N/A	N/A		12 months
2-4 Units & Condo	\$150,000	65%	N/A	N/A		2 months
	\$1,000,000	65%	N/A	N/A		6 months
	\$2,000,000	N/A	N/A	N/A		6 months
	\$3,000,000	N/A	N/A	N/A		12 months

- * **Interest Only:** Minimum Credit Score of 660 is required, Maximum 70% LTV for Cash-out transaction
- * **Minimum Loan Amount:** \$125,000
- * **Max Cash-In-Hand:** \$500,000 is maximum when LTV ≥ 65% & \$1,000,000 is maximum when LTV < 65%
- * **Max LTV** is 70% for Purchase & 65% for Refinance Transactions if the Loan Amount is ≤ \$150,000 (Min DSCR 1.25)
- * **Reserves:** 2 months P&I required for each REO other than the subject

DSCR 1						
DSCR ≥ 1.00						
Property Type	Max Loan Amount	Max LTV			Min FICO	Reserves [Subject P&I]
		Purchase	Rate & Term	Cash Out		
SFR & PUD	\$1,000,000	80%	75%	75%	700	2 months

INVESTOR PROGRAM: DSCR (Debt Services Coverage Ratio)

DSCR 1						
DSCR ≥ 1.00						
Property Type	Max Loan Amount	Max LTV			Min FICO	Reserves [Subject P&I]
		Purchase	Rate & Term	Cash Out		
SFR & PUD	\$1,500,000	80%	75%	75%	700	6 months
	\$2,000,000	75%	75%	70%		6 months
	\$3,000,000	70%	70%	65%		12 months
	\$3,500,000	70%	65%	N/A		12 months
2-4 Units & Condo	\$1,000,000	75%	70%	70%		2 months
	\$1,500,000	75%	70%	70%		6 months
	\$2,000,000	75%	70%	70%		6 months
	\$3,000,000	70%	70%	65%		12 months
	\$3,500,000	70%	65%	N/A		12 months
SFR & PUD	\$1,000,000	75%	75%	N/A	660	2 months
	\$1,500,000	75%	75%	N/A		6 months
	\$2,500,000	70%	65%	N/A		12 months
	\$3,000,000	65%	N/A	N/A		12 months
2-4 Units & Condo	\$1,000,000	75%	75%	N/A		2 months
	\$1,500,000	75%	70%	N/A		6 months
	\$2,500,000	70%	65%	N/A		12 months
	\$3,000,000	65%	N/A	N/A		12 months
SFR & PUD	\$1,000,000	75%	70%	N/A	640	2 months
	\$1,500,000	65%	65%	N/A		6 months
	\$2,000,000	65%	N/A	N/A		6 months
	\$3,000,000	60%	N/A	N/A		12 months
2-4 Units & Condo	\$1,000,000	75%	70%	N/A		2 months
	\$1,500,000	65%	65%	N/A		6 months
	\$2,000,000	65%	N/A	N/A		6 months
	\$3,000,000	60%	N/A	N/A		12 months

* **Interest Only:** Minimum Credit Score of 660 is required, Maximum 70% LTV for Cash-out transaction

* **Minimum Loan Amount:** \$125,000

* **Max Cash-In-Hand:** \$500,000 is maximum when LTV ≥ 65% & \$1,000,000 is maximum when LTV < 65%

* **Max LTV** is 70% for Purchase & 65% for Refinance Transactions if the Loan Amount is ≤ \$150,000 (Min DSCR 1.25)

* **Reserves:** 2 months P&I required for each REO other than the subject

DSCR 2							
		Purchase & Rate/Term Refinance			Cash-Out Refinance		
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	DSCR	Min Credit Score	MAX LTV/CLTV	DSCR
1-4 Units	\$2,500,000				700	75%	≥ 1.00
					680	70%	
	\$3,000,000	700	80%	≥ 1.00			
		680	75%				
		660	70%	≥ 1.20			

* **Maximum Cash out:** \$500,000

INVESTOR PROGRAM: DSCR (Debt Services Coverage Ratio)

DSCR 3							
		Purchase & Rate/Term Refinance			Cash-Out Refinance		
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	DSCR	Min Credit Score	MAX LTV/CLTV	DSCR
1-4 Units * Maximum LTV 75% for Warrantable Condominium and 2-4 Unit properties. *Minimum Loan amount is \$125,000	\$1,000,000	720	80%	≥ 1.00	720	75%	≥ 1.10
		680	75%		700	70%	≥ 1.00
		660	70%		660	65%	
		700	75%	0.75 ≤ & < 1.00	720	70%	0.75 ≤ & < 1.00
		680	65%		700	65%	
	\$1,500,000	700	75%	≥ 1.00	700	70%	≥ 1.00
		680	70%		660	60%	
		660	65%				
		700	70%	0.75 ≤ & < 1.00			
	\$2,000,000	720	75%	≥ 1.00	700	60%	≥ 1.00
		700	70%				
		680	65%				
		660	60%				
		700	65%	0.75 ≤ & < 1.00			

DSCR 4							
		Purchase & Rate/Term Refinance			Cash-Out Refinance		
Property Type	Max Loan Amount	Min Credit Score	MAX LTV/CLTV	DSCR	Min Credit Score	MAX LTV/CLTV	DSCR
1-4 Units	\$1,000,000	680	80%	≥ 1.00	680	75%	≥ 1.00
		660	75%		660	70%	
	\$1,500,000	680	80%		680	75%	
		660	75%		660	70%	
	\$2,000,000	680	80%		680	75%	
	\$1,000,000	680	70%	$0.75 \leq & < 1.00$	680	65%	$0.75 \leq & < 1.00$
		660	65%		660	60%	
	\$1,500,000	680	70%		680	65%	

INVESTOR PROGRAM: DSCR (Debt Services Coverage Ratio)

Category	DSCR 1	DSCR 2	DSCR 3	DSCR 4
NMSI Lending Guide	All loans must be manually underwritten to the standards contained within this matrix and the Lending Guide. Any guidance published on this matrix supersedes any guidance referenced within the Lending Guide. If guidance is not provided on this matrix or within the Lending Guide, please refer to the FNMA Seller Guide.			
Qualifying Payment	7/6 ARM : Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term	30 Year Fixed: Qualify at Note Rate	10/6 ARM, 7/6 ARM and 5/6 ARM : Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term. The fully indexed rate is the sum of the index and the margin.	10/6 ARM, 7/6 ARM and 5/6 ARM : Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term. The fully indexed rate is the sum of the index and the margin.
	30 Year Fixed: Qualify at Note Rate			
	Interest Only: Qualify at higher of Start Rate or Fully Indexed Rate amortized over 30-year term; 10 Year Interest-Only Period followed by 20 Year Amortization		30 Year Fixed: Qualify at Note Rate	30 Year Fixed: Qualify at Note Rate
Minimum DSCR	0.00	1.00	0.75	0.75
Minimum loan amount	\$125,000	\$100,000		
LTV Requirements	DSCR 1 Reduce maximum LTV/CLTV by 5% for first-time Investors. (Min FICO: 680)			
	DSCR 2-4 Reduce maximum LTV/CLTV by 10% for any property located in an area of declining property values as reported by appraiser.			
	** DSCR 4 Reduce maximum LTV/CLTV by 5% for refinances of unleased properties. (excluding purchase transaction)			
Income Analysis	DSCR = Subject Property’s Monthly Gross Rental Income ÷ Monthly PITIA of the Subject			
Income(DSCR)	DSCR 1 Purchase: • Form 1007 from appraiser Refinance: • Existing Lease Agreement or Form 1007. Gross Income is the lower of the actual monthly rent on the lease agreement and the monthly market rent (Form 1007 or Form 1025) from the subject property appraisal. If the lease agreement reflects higher rents than the 1007, the lease amount may be used for gross rent if two months proof of receipt is verified • If new lease, must include copy of lease along with proof of receipt of security deposit and first month's rent			
	DSCR 2-4 Gross Income is the lower of the actual monthly rent on the lease agreement and the monthly market rent (Form 1007 or Form 1025) from the subject property appraisal. • For refinances, a current lease must be supported with two most recent bank statements showing consecutive rental payments.			
Lease Requirements	DSCR 1 • Purchase transactions: A lease agreement is not required • Refinance transactions: An executed lease agreement if the appraisal report reflects tenant occupancy is required. If the appraisal report reflects vacancy, a new lease is required along with proof of receipt of damage deposit and first month's rent. • Conversion of Primary residence to Investment property: a recent conversion is one that occurred within the last 60 days and/or one that is not evidenced by both a signed lease agreement and bank statements evidencing deposit of the security deposit or one or more rental payments.			
	DSCR 2-4 • Purchase transactions: A lease agreement is not required • Refinance transactions: An unexpired lease agreement is required. The current lease must be supported with two most recent bank statements showing consecutive two months’ rental payments. Expired leases that include a provision to automatically renew as a 'month-to-month' lease upon expiration of the initial lease/lease term are allowed.			
Short-term Rentals	DSCR 1-4 • Short term/variable rental income can be used for qualifying on refinance transactions when utilizing an on-line service such as Airbnb or VRBO. A minimum 12-month rental history is required, and the monthly gross income is the average monthly rental income for the most recent 12 months based on monthly or annual statements from the on-line service. If documentation can’t be provided covering a 12-month period, property will be considered unleased. • No market rents are used in calculations.			
	** DSCR4 • Third party verification (city, county, etc.) is required to confirm short term rentals are legally permissible and licensed where applicable. • Reduce maximum LTV/CLTV by 5% for refinances of unleased properties.			

Category	DSCR 1	DSCR 2	DSCR 3	DSCR 4
Eligible Borrower	<ul style="list-style-type: none"> • U.S. Citizens • Permanent Resident Aliens • Non-permanent Resident Aliens (cash out not available under DSCR2 and DSCR3) • Non-Arms Length Transaction is not allowed • Non-occupant co-borrower is not allowed • Foreign National not allowed 			
	DSCR 1 <ul style="list-style-type: none"> • Experienced Investor: A borrower who has owned ① 2+ properties within the most recent 12 months (Primary residence can be included), with ② one of below is satisfied: <ul style="list-style-type: none"> ◦ 2 mortgage trade lines on the credit report, reflecting 0x30x12 history, or ◦ Copy of the most recent lease with 2-months proof of receipt • First time investor: A borrower that does not meet the Experienced Investor criteria. <ul style="list-style-type: none"> ◦ First Time Investors must currently own a residence for a minimum of the most recent 12 months ◦ First Time Investors are eligible with a 5% LTV reduction & Min FICO: 680 • First-Time Homebuyers: allowed only if the borrower has a history of owning and managing commercial or residential investment real estate for a period of at least 12 months. First Time Homebuyers cannot also be a First Time Investor. <ul style="list-style-type: none"> ◦ Borrowers who have lived in a rent-free situation, additional 4 months of reserves is required along with the reserve requirements. 			
	DSCR 2-3 <ul style="list-style-type: none"> • Experienced Real Estate Investors: One of the borrowers must have a minimum of ① 12 months ownership and ② management of 12 months of income-producing residential or commercial real estate within the past 24 months. A letter of explanation is required to detail relevant real estate experience. <ul style="list-style-type: none"> ◦ Borrowers who have lived in a rent-free situation are eligible • Non Permanent Resident Aliens are not eligible for cash out refinance. 			
	DSCR 4 <ul style="list-style-type: none"> • Experienced Real Estate Investors: One of the borrowers must have a minimum of ① 12 months ownership and ② 12 months of management of income-producing residential or commercial real estate within the past 24 months. A letter of explanation is required to detail relevant real estate experience. <ul style="list-style-type: none"> ◦ Borrowers who have lived in a rent-free situation are ineligible. Exception: if the borrower has lived in a temporarily rent-free situation for a time period of three (3) months or less, and the prior twelve (12) months can be documented, this is acceptable (example: Borrower sold residence then lived with family rent-free until a new home was available). Borrowers whose spouse has the mortgage in only their name but can verify payments are coming from a joint account or who have other mortgaged properties with satisfactory most recent 12 month pay histories are excluded from rent free restrictions. Borrowers with a primary home that is owned free and clear are also exempt from this requirement. 			
Purchase	DSCR 2-3 <ul style="list-style-type: none"> • If Seller has taken title to the subject property 90 days or less prior to the date of sales contract the following requirements apply. <ul style="list-style-type: none"> ◦ Property seller on the purchase contract must be the owner of record. ◦ LTV/CLTV will be based on the lesser of the prior sales price, current purchase price or the current appraisal value. DSCR 4 <ul style="list-style-type: none"> • For purchase transactions, the seller must have taken title to the subject property a minimum of 90 days prior to the date of the sales contract executed. (excluding new construction) 			
Rate and Term Refinance	DSCR 1 <ul style="list-style-type: none"> • The mortgage amount may include: <ul style="list-style-type: none"> ◦ Paying off the existing first lien ◦ Paying off subordinate liens used entirely to purchase the property ◦ Paying off non-purchase-money subordinate liens seasoned for at least 12 months prior to the loan application date and for HELOC with total draws during the 12 months preceding the application date not in excess of \$3,000 ◦ Paying an individual who has been a joint owner for at least 12 months prior to the application date for their interest in the property pursuant to a written agreement such as divorce, separation, dissolution, of domestic partnership, and etc. (12-month requirement does not apply in the case of inheritance) ◦ Paying reasonable and customary financing costs/closing costs/prepays (consistent with the GSE's definition of permissible expenses) ◦ Paying off an installment land contract executed more than 12 months from the loan application date. ◦ Paying off Property Assessed Clean energy (PACE) obligations. A PACE obligation includes any energy retrofit obligation used to finance energy conservation improvements that is repaid through a property tax assessment • Minimum of 6 months seasoning from the note date of the new transaction required if previous refinance was cash-out. • Cash back to the borrower is limited to the lesser of \$2,000 or 2% of the new loan amount. • The payoff of delinquent real estate taxes (60-days or more past due) is considered cash out refinance. DSCR 2-3 <ul style="list-style-type: none"> • The mortgage amount may include: <ul style="list-style-type: none"> ◦ Principal balance of the existing first lien. ◦ Payoff of a purchase second lien. 			

Category	DSCR 1	DSCR 2	DSCR 3	DSCR 4
Rate and Term Refinance	<ul style="list-style-type: none"> • Payoff of a non-purchase second lien seasoned a minimum of 12 months from date of application. The second lien must not evidence draws exceeding \$2,000 within the past 12 months from date of application. Withdrawal activity must be documented with a transaction history of the line of credit. • Payoff of a co-owner pursuant to a written agreement. • Financing of the payment of prepaid items and closing costs. • Minimum of 6 months seasoning from the note date of the new transaction required if previous refinance was cash-out. • Properties listed for sale in the last 6 months are not eligible for a refinance transaction. • For properties purchased more than 6 months prior to the closing date the current appraised value may be used to calculate LTV/CLTV. • Cash back to the borrower is limited to the lesser of \$2,000 or 2% of the new loan amount. • Non-permanent resident aliens are not eligible for cash-pout refinance transactions. • Principal reduction is permitted up to the lesser of \$2,500 or 2% of the new loan. (**Not applied for DSCR4) <p>DSCR 4</p> <ul style="list-style-type: none"> • The mortgage amount may include: <ul style="list-style-type: none"> • Existing first mortgage payoff, closing costs, fees, and any prepaid items. • Any subordinate financing which was used to acquire the subject property. • Any subordinate financing that was not used to purchase the subject property provided. • Properties listed for sale in the last 6 months are not eligible for a refinance transaction. • Refinance to buy out an owner's interest is permitted and should follow FNMA guidance. • Cash to Borrower no greater than \$5,000. 			
Cash Out Refinance	<p>DSCR 1</p> <ul style="list-style-type: none"> • Maximum Cash out: <ol style="list-style-type: none"> ① LTV < 65%: Lower of \$1,000,000 and 50% of property value, ② LTV ≥ 65%: Lower of \$500,000 and 50% of property value • The property must have been purchased by the borrower at least 6 months prior to the loan Note date for new financing. • DSCR must be 1.15 or greater and the property may not be "Unleased" as defined by the guideline (waived if cash out seasoning greater than 6 months) • The payoff of delinquent real estate taxes (60-days or more past due) is considered cash out refinance. <p>DSCR 2-3</p> <ul style="list-style-type: none"> • Maximum Cash out: <ol style="list-style-type: none"> ① LTV ≤ 60%: No restrictions and LTV matrix compliance, ② LTV > 60%: \$500,000 • Borrower must have held title(recorded date of grant deed) for a minimum of 6 months by disbursement date. • For properties purchased within 12 months of closing date the LTV/CLTV will be based upon the lesser of the original sales price • Properties listed for sale are ineligible for refinance unless the listing was withdrawn (or expired) 6 months prior to the date of closing. • Cash-out loan proceeds may be used for reserves. <p>DSCR 4</p> <ul style="list-style-type: none"> • Maximum Cash out: \$1,000,000 • Cash-out loan proceeds may be used for reserves. • Properties listed for sale are ineligible for refinance unless the listing was withdrawn (or expired) 6 months prior to the date of closing. 			
Continuity of obligation	<p>DSCR 1</p> <ul style="list-style-type: none"> • One of the following must be met <ul style="list-style-type: none"> • At least one borrower on the new loan must be on title. • At least one borrower on the new loan must have inherited the property or legally awarded the property through divorce, separation, or dissolution of a domestic partnership. <p>DSCR 2-3</p> <ul style="list-style-type: none"> • One of the following must be met <ul style="list-style-type: none"> • At least one borrower is obligated on the new loan who was also a borrower obligated on the existing loan being refinanced. • The borrower has been on title for at least 6 months and has paid the mortgage for the last 6 months. • The borrower has recently been legally awarded the property (divorce, separation or dissolution of a domestic partnership). <p>DSCR 4</p> <ul style="list-style-type: none"> • One of the following must be met <ul style="list-style-type: none"> • At least one borrower is obligated on the new loan who was also a borrower obligated on the existing loan being refinanced. • The borrower has been on title for at least 6 months and has paid the mortgage for the last 6 months or can demonstrate a relationship (parent, spouse, domestic partner, sibling, etc.) with the current obligor. • The borrower has recently been legally awarded the property (divorce, separation or dissolution of a domestic partnership). 			
Assets	<ul style="list-style-type: none"> • Recent 1 month bank statement is required. • No need source of large deposit • Gift funds and gift of equity are not allowed 	<ul style="list-style-type: none"> • Recent 2 month bank statements are required. • VOD (Verification of Deposit) is not acceptable • Gift and Gift of equity is not allowed. • Large deposits are defined as deposits to a single deposit that exceeds 5% of the loan amount • Large deposits that cannot be sourced may be subtracted from asset amounts. 		

INVESTOR PROGRAM: DSCR (Debt Services Coverage Ratio)

Category	DSCR 1	DSCR 2	DSCR 3	DSCR 4
Funds from outside the US	<div>DSCR 1</div> Assets held in foreign accounts may be used as a source of funds to close, and to meet applicable reserve requirements. These funds must be transferred to a U.S. domiciled account in the borrower’s name at least 10 days prior to closing. <div>DSCR 2-3</div> Not allowed. <div>DSCR 4</div> Assets in foreign accounts may be used as long as the borrower held/possessed the funds for at least 60 days before transferring them to a U.S. domiciled account.			
Business Assets	The borrower must be the sole proprietor or 50% owner of the business, and evidence that the withdrawal of funds will not have a negative impact on the business is required.	The borrower(s) must own 100% of the business and requires a letter from the accountant of the business or a cash flow analysis of the business balance sheet to confirm that the withdrawal will not negatively impact the business.		
Reserves	<ul style="list-style-type: none">• Loan ≤ \$1,000,000: 2 mo P&I• Loan ≤ \$1,500,000: 6 mo P&I• Loan ≤ \$3,000,000: 12 mo P&I• 2 mo P&I is required for each REO other than the subject• Cash out proceeds may be used to cover reserves	<ul style="list-style-type: none">• Loan ≤ \$1,000,000: 3 months subject PITI• \$1,000,000 < Loan ≤ \$2,000,000: 6 months subject PITI• Cash out proceeds may be used to cover reserves	<ul style="list-style-type: none">• 9 months PITIA• 12 months PITIA if LTV > 75%• Cash out proceeds may be used to cover reserves	
Credit Score	<ul style="list-style-type: none">• Min Fico: 660• A minimum of two credit scores is required for each borrower.	<ul style="list-style-type: none">• Min Fico: 660• A minimum of two credit scores is required for each borrower.• No borrower in a transaction may have frozen credit. Once their credit is unfrozen, a new credit report is required.• Rapid rescoring is not allowed		
Credit (Minimum Trade Line Requirements)	<ul style="list-style-type: none">• Min: 2 reporting 24- months w/activity in last 12- months or 3 reporting 12-months w/recent activity.• If any one of the borrowers has 3 credit scores, the minimum tradeline requirement is waived.• Authorized user tradelines are not eligible for any portion of the credit requirement	<ul style="list-style-type: none">• Borrowers must have a min of 2 tradelines including:<ul style="list-style-type: none">◦ One trade line must be open for 24 months and active within the most recent 6 months, and◦ One trade line must be rated for 12 months and may be open or closed.	<ul style="list-style-type: none">• Borrowers must have a minimum of 3 tradelines reported for 24 months or more. At least one of these must be open and active for the last 12 months.	
Credit (Housing Payment History)	<div>DSCR 1</div> <ul style="list-style-type: none">• Mortgage/Rental History: 0x30 during the past 12 months• VOM required for borrowers that are homeowners and mortgage payment history is not reflected on the credit report.• VOR required when borrowers are renting to verify housing payment and history. If Private Lender or Private Landlord, 12 months cancelled checks or 12 months bank statements must be provided to document mortgage or rents.• Without verifiable housing history, including borrowers who live rent free, borrower must add additional four months of reserves <div>DSCR 2-4</div> <ul style="list-style-type: none">• 12-month housing history on the primary residence and all financed properties. All payment histories must reflect 0x30.• For rental verification a standard VOR completed by a professional management company or 12 months bank statements or canceled checks are required.• If a borrower is refinancing a privately held mortgage, the privately held mortgage payments must be verified with either cancelled checks or bank statements			
Derogatory (Collection/Charge off)	<div>DSCR 1</div> <ul style="list-style-type: none">• Individual collection and non-mortgage charge-off accounts equal to or greater than \$250 and accounts that total more than \$1,000 must be paid in full prior to or at closing. <div>DSCR 2-3</div> <ul style="list-style-type: none">• Individual collection and non-mortgage charge-off accounts: do not need to be paid off if the balance of an individual account is less than \$1,000 or if there are multiple accounts the total balance of all accounts cannot exceed \$2,500. <div>DSCR 4</div> <ul style="list-style-type: none">• Non-medical collection accounts, charged-off accounts and judgments that do not impact title are not required to be paid off if the sum total of all derogatory accounts is \$5,000 or less. When the total exceeds \$5,000, all must be paid in their entirety and all past due accounts brought current. Medical collection accounts that do not impact title are not required to be paid regardless of the amount.			

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Category	DSCR 1	DSCR 2	DSCR 3	DSCR 4
Derogatory Accounts (Past due, Delinquent)	<ul style="list-style-type: none">• Past-due accounts: must be brought current prior to or at closing.• Delinquent account: satisfactory explanation from the borrower is required. All delinquent credit that has the potential to impact lien position must be paid off.			
Derogatory Event Seasoning (measured from the completion date to the application date)	<div>DSCR 1<ul style="list-style-type: none">• At least 3 years for bankruptcy, Deed-in-Lieu/short sales and Foreclosure• At least 2 years for Loan Modification</div> <div>DSCR 2-3<ul style="list-style-type: none">• At least 4 years for bankruptcy, Deed-in-Lieu/short sales, Foreclosure and Loan Modification.• A satisfactory letter of explanation for the event from the borrower is required.• Borrowers must show reestablished credit and meet the minimum credit requirement.</div> <div>DSCR 4<ul style="list-style-type: none">• At least 2 years for bankruptcy discharge, dismissal or completion, foreclosure, notice of default (NOD), short sale or deed-in-lieu• At least 7 years if there are multiple events• A satisfactory letter of explanation for the event from the borrower is required.• Borrowers must show reestablished credit and meet the minimum credit requirement.</div>			
Multiple Financed Properties	<div>DSCR 1<ul style="list-style-type: none">• No limit to the number of financed properties per borrower• NMSI will finance up to 4 properties with a maximum unpaid principal balance of \$4,000,000.</div> <div>DSCR 2-4<ul style="list-style-type: none">• Borrowers may not own more than 20 residential 1-4 unit financed properties including the borrower’s primary residence and subject property. (Commercial properties or unimproved land are excluded from the calculation)</div>			
Appraisal	<ul style="list-style-type: none">• Two appraisals required for all loans > \$2,000,000• Transferred appraisal not allowed.• Desk Review is required.• For properties owned within 12 months of closing date, the LTV/CLTV will be based upon the lesser of the original sales price.	<ul style="list-style-type: none">• Two appraisals required for all loans > \$1,500,000• Transferred appraisal is not allowed.• Desk Review is required.• Declining Market:Reduce maximum LTV/CLTV by 10%• For properties purchased within 6 months(rate and term refinance) or 12 months(cash out refinance) of closing date, the LTV/CLTV will be based upon the lesser of the original sales price.		
Condominium	<div>DSCR 1, DSCR 4 Follow Agency guidelines</div> <div>DSCR 2-3<ul style="list-style-type: none">• Low/mid/high-rise new and established Fannie Mae or Freddie Mac warrantable condominiums.<ul style="list-style-type: none">◦ Warrantable condominium types S and T. Limited review is not eligible. All attached condominiums require full lender review with or without Condo Project Manager (CPM).◦ New condominiums (type R). New condominiums may not be subject to additional phasing or annexation.◦ The project must be reviewed within the 3 months preceding the date of the note.</div>			
Ineligible properties	<ul style="list-style-type: none">• Manufactured or mobile homes• Co-ops• Factory built housing• Condo hotels• Log homes• Non-warrantable condos• Timeshare units• Unique Properties/properties that do not confirm to zoning ordinances• Mixes use properties• Working Farms• Commercial properties• Rural zoned properties and agriculturally zoned properties• Any property located in lava zones 1 or 2 on the island of Hawaii.	<ul style="list-style-type: none">• Properties with more than 10 acres• Properties held as leasehold.• Properties, other than condominiums, with less than seven-hundred fifty (750) square feet• Condominiums with less than four hundred (400) square feet• Properties located in Puerto Rico, Guam, America Samoa, Northern Mariana Islands and US Virgin Islands.• Lot Loans• Properties with deed/resale restrictions• Assisted living facilities• Properties which appraisal indicates condition ratings of C5 or C6 or a quality rating of Q6• Properties used for cultivation, distribution, manufacture or sale of marijuana		
Solar Panels	DSCR 1 Follow agency guidelines	DSCR 2-4 Ineligible. Any UCC recording related to solar is not eligible	DSCR 4 Follow agency guidelines	
Age of documents	Max age of 90 days for credit documents			
IPC limits	3% for all DSCR programs. Interested party contributions include funds contributed by real estate sellers, builders, developers, real estate brokers, or any other party with an interest in a real estate transaction.			

INVESTOR PROGRAM: DSCR (Debt Services Coverage Ratio)

Category	DSCR 1	DSCR 2	DSCR 3	DSCR 4
HPML/HPCT	<ul style="list-style-type: none"> High-cost loans (Section 32) as defined by applicable state and/or local regulations are NOT permitted 5% QM Points and Fees audit must pass Escrows/Impounds are required for property taxes and insurance All federal and state guidelines are met 			
Power of Attorney	Power of Attorney is not allowed			
Prepayment Penalty	<ul style="list-style-type: none"> Declining structures that do not exceed 5% and do not drop below 1% in the 5 years. For example: (5%/4%/3%/2%/1%) - The prepayment charge will be equal to the percentage in effect and applied to any curtailment or the entire outstanding principal balance during the prepay period. The charge applies to loans that pay off due to refinance. The prepayment charge will be charged in effect to a full Payment or one or more partial Payments, and the total of all such Prepayment in any 12-month period exceeds twenty percent (20%) of the original Principal amount of the loan. Prepayment charge amount will be in an amount equal to: <ul style="list-style-type: none"> 5% of the portion of such prepayment if paid during the 1st year from the execution date of the Note 4% of the portion of such prepayment if paid during the 2nd year from the execution date of the Note 3% of the portion of such prepayment if paid during the 3rd year from the execution date of the Note 2% of the portion of such prepayment if paid during the 4th year from the execution date of the Note 1% of the portion of such prepayment if paid during the 5th year from the execution date of the Note <p>** DSCR 4 does not allow 4 year PPP (allows 1, 2, 3, 5 year term PPP)</p>			
Prepayment Penalty Restrictions	<ul style="list-style-type: none"> NMSI does not allow prepayment penalties in the following states: <ul style="list-style-type: none"> Not eligible: DE(Delaware), DC(District of Columbia), GA(Georgia), IL(Illinois), MI(Michigan), MN(Minnesota), NJ(New Jersey), WV(West Virginia) NMSI allows prepayment penalties with restrictions in the following states: <ul style="list-style-type: none"> HI(Hawaii): ARM is not permitted LA(Louisiana): 3 years max, restricted to declining structures only MD(Maryland): minimum loan amount of \$75,000 NC(North Carolina): minimum loan amount \$300,000 OH(Ohio): not allowed on loan amounts ≤ \$110,223 or applicable state limit. Restricted to a 1 year term with a maximum penalty of 1% of the original principal amount. PA(Pennsylvania): Minimum loan amount of \$319,777 VA(Virginia): Minimum loan amount of \$75,000 			
State Restrictions	<p>DSCR 1</p> <ul style="list-style-type: none"> State Overlays for CT(Connecticut), FL(Florida), IL(Illinois), NJ(New Jersey): <ul style="list-style-type: none"> Maximum LTV/CLTV limited to 75% for purchase and 70% for rate/term and cash-out transactions Maximum Loan Amount is limited to \$2,000,000 			
Business Vesting Requirements	<ul style="list-style-type: none"> Allowed company type: LLC, Partnership, or Corporation Company Purpose: Must be ownership and management of Real Estate Company Ownership: All members having ownership must be on the loan (maximum 4 owners) Company Restriction: U.S based LLC, Partnership, or Corporation Required Documentation: <ul style="list-style-type: none"> Article of Organization, Partnership, and Operating Agreement (if applicable); AND Evidence of Good Standing; AND EIN/TAX Identification Number form; AND Corporate Resolution/Authorization for the person executing documents on behalf of the entity; AND Entity documents that include a list of members/managers and ownership percentage (e.g., organization structure) Additional Documentation requirements for specific business type: <ul style="list-style-type: none"> Corporations: (1) By-Laws and all Amendments (2) Receipt of current year franchise tax payment, clear search, or evidence the state does not require a franchise tax payment. Partnerships: (1) Partnership Agreement and all amendments (2) Limited partner consents (Where required by partnership agreement) 			

DSCR Guideline Update History

Updated	Program	Section	Summary
12/26/2024	DSCR4	Chain of Title (Purchase)	The seller must be on title for a minimum of 90 days from the date seller takes title to date sales contract is executed (excludes new construction)
	DSCR4	Reserves	Added 12 months PITIA requirement when LTV > 75%
02/21/2025	DSCR1	LTV reduction requirement	DSCR1: reduce 5% for first-time investor DSCR2-4: reduce 10% if property value is in declining market DSCR4: reduce 5% if all units(in case of multi family) are unleased
	DSCR1-4	2 months evidence	Proof of current receipts for 2 months must be obtained whenever new lease agreement is obtained
	DSCR1-4	Short term rental	Average of annual income is eligible, must be owned/managed the property not less than 12 months, allowed for refinance only
	DSCR1-4	Rent Free	DSCR1: Eligible with 4 months reserves DSCR2,3: Eligible if investment property ownership/management history is sufficient DSCR4: Not eligible, but exceptions can be given
	DSCR2-3	Non Permanent Resident Aliens	DSCR2-3: Not eligible for cash out refinance
	DSCR2-3	Seller's ownership period	DSCR2-3: If seller has not owned more than 90 days, previous sales price that seller purchased must be considered in LTV calculation DSCR4: not eligible if the seller has not owned the property over 90 days
	DSCR1-3	Seasoning for R/T refinance	DSCR1-3: Minimum of 6 months seasoning if previous refinance was cash-out
	DSCR1-3	Seasoning for both R/T refinance + C/O refinance	DSCR1-3: Ineligible if property was listed for sale within 6 months
	DSCR2-3	Seasoning for C/O refinance	DSCR2-3: If the property was purchased within 12 months, previous sales price must be considered in LTV calculations
	DSCR1-4	Overseas Assets	DSCR1: 10 days waiting in US account DSCR2-3: Not allowed. any record showing wire is not allowed DSCR4: Allowed if evidence borrower clearly possessed the asset was provided
	DSCR1-4	Business Assets	DSCR1-4: No negative impact on the biz must be confirmed even though income is not used for loan DSCR1: at least 50% ownership DSCR2-4: at least 100% ownership
	DSCR2-4	Credit Score	DSCR2-4: No frozen, No rapid rescoring
	DSCR2-3	Condo	DSCR2-3: Full review is required
	DSCR4	Solar	DSCR4: UCC regarding Solar is acceptable. Following FNMA guidelines
	DSCR1-4	PPP restrictions	Prepayment penalty restrictions were updated
03/03/2025	DSCR1	Max Cash Out	Corrected 60% limit to 65% (LTV > 60% 65%: Lower of \$1,000,000 and 50% of property value)
	DSCR1	State Restrictions	Added state restrictions for CT(Connecticut), FL(Florida), IL(Illinois), NJ(New Jersey), MD(Maryland)
	DSCR2-3	Non-warrantable condos	Removed non-warrantable condo guidelines. NMSI does not accept non-warrantable condos.
	DSCR2-4	Asset	Added restrictions of VOD (Verification of Deposit)
	DSCR1-4	Interested Party Contribution	Added 3% limit of contribution
	DSCR1	Minimum Loan Amount	Increased the minimum loan amount to \$125,000 from \$100,000
	DSCR2	Matrix	LTV Matrix has been updated and maximum cash out is \$500,000
03/04/2025	DSCR1	Max Cash Out	Corrected LTV discrepancy for max cash out amounts