



## Loan Structure

Offering	Purchase, Rate & Term Refinance, Cash-Out Refinance
Loan Type	Single Asset or Portfolio
Loan Amount	\$75,000 - 2 MM (For higher amounts, please call)
Loan Term	5/1 ARM, 7/1 ARM, 30 Fixed (No Balloons)/30 Years Fully Amortized
Loan to Value	80% Purchases, 75% Cash-Out Refinances
Minimum Property Value	\$75k (higher minimums in certain areas)
Property Based DSCR	Yes (Based on actual rent value)
Geography	Nationwide: Ex - AK, DE, ID, NE, MN, ND, NV, OR, RI, SD, UT, VT
Title Insurance	Required
Property/Rental Insurance	Required

## General Requirements

Property Type	Vacation Rentals: 1-4 Unit Single Family Residential, Condos, Townhomes
Valuation Type	As Is Appraisal with Actual Rent Value or Expected Rents for Gross Vacation Rental Income
Borrower Type	Investor Only, Individuals, LLCs, corporations and limited partnerships U.S. Citizens. Permanent and non-permanent resident aliens
Borrower FICO Score	Minimum 680
Reserves	Minimum of 6 Months PITIA

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