

Program Types

LENZ

DSCR (1-4 UNITS)

Min 620 FICO – Up to 80% LTV

- No deposit sourcing
- No minimum DSCR ratio up to 75% LTV
- No tradeline requirement w/ 3 scores
- Unlimited cash in hand ≤65% LTV
- SFR, condos, 2-4 up to 80% LTV
- Condotels and studios up to 75% LTV
- 2 months reserves/cash out allowed
- 3 months cash out seasoning allowed
- AIR DNA & STR income accepted
- Loan amounts up to \$3.5m
- Unlimited 30 days lates allowed
- Rural up to 20 acres allowed
- Vacant properties allowed

FOREIGN NATIONAL

No FICO or 680 – Up to 80% LTV

- DSCR ≥ 1 up to 75% LTV
- No DSCR ratio up to 65% LTV
- 6 months reserves
- No deposit sourcing
- No credit reference letters
- No asset seasoning in US account
- No visa
- Loan amounts up to \$2m
- Condotels, condos, studios, 2-4 up to 70% LTV
- ITIN borrowers allowed
- No 3rd party address verification
- Bank statement and P&L up to 80% LTV

P&L ONLY

Min 660 FICO – Up to 85% LTV

- No tradeline requirement w/ 3 scores
- No bank statements
- 12 or 24 months accepted
- Non-perm up to 80% LTV
- Unlimited cash-in-hand
- Cash-out used for reserves
- SFR, condotels, condos, studios, 2-4
- 3 months cash out seasoning allowed
- Loan amounts up to \$3m
- CPA, EA, CTEC, PTIN

BANK STATEMENTS

Min 620 FICO – Up to 90% LTV

- No tradeline requirement w/ 3 scores
- Business or personal
- 50% standard expense;
- 10% expense with accountant letter
- Non-perm up to 90% LTV
- Unlimited cash-in-hand
- 3 months cash out seasoning allowed
- SFR, condotels, condos, studios, 2-4
- Cash-out used for reserves
- Loan amounts up to \$4m

ASSET UTILIZATION

Min 640 FICO – Up to 85% LTV

- No tradeline requirement w/ 3 scores
- Non-perm up to 80% LTV
- SFR, condotels, condos, studios, 2-4
- Loan amounts up to \$4m
- 100% of checking, savings, money market
- 70% of stocks, bonds, mutual funds
- Divide by 84

STANDARD DOC

Min 620 FICO – Up to 90% LTV

- No tradeline requirement w/ 3 scores
- Non-perm up to 90% LTV
- DTI up to 55%
- Unlimited cash-in-hand
- Cash-out used for reserves
- 3 months cash out seasoning allowed
- SFR, condotels, condos, studios, 2-4
- Loan amounts up to \$4m

1099 ONLY

Min 620 FICO – Up to 90% LTV

- No tradeline requirement w/ 3 scores
- 1 or 2 years - 1099 or transcripts
- 12/24 month average minus expense ratio
- Non-perm up to 80% LTV
- Unlimited cash-in-hand
- Cash-out used for reserves
- 3 months cash out seasoning allowed
- SFR, condotels, condos, studios, 2-4
- Loan amounts up to \$4m

DSCR (5-8 UNITS & 2-8 MIXED USE)

Min 700 FICO – Up to 75% LTV

- No deposit sourcing
- Min DSCR of 1
- No tradeline requirement w/ 3 scores
- \$1m cash in hand
- Cash-out up to 65% LTV
- Commercial space <50% allowed
- Loan amounts up to \$2m

CROSS COLLATERAL

Min 660 FICO – Up to 70% LTV

- No deposit sourcing
- Min DSCR of 1.2
- No tradeline requirement w/ 3 scores
- Unlimited cash-in-hand
- Minimum per property balance \$50k
- Minimum of 3 properties
- Maximum of 25 properties
- Cash-out up to 65% LTV

WVOE ONLY

Min 660 FICO – Up to 80% LTV

- No tradeline requirement w/ 3 scores
- No tax return, W2, or paystubs
- Non-perm up to 80% LTV
- Unlimited cash-in-hand
- Cash-out used for reserves
- SFR, condotels, condos, 2-4
- Loan amounts up to \$3m
- 2 months bank statements required

CLOSED END SECOND

Min 660 FICO – Up to 90% CLTV

- Cash-out used for reserves
- Loan amounts up to \$500k
- Combined loan amount up to \$5m
- Standard doc, bank statements, 1099, WVOE, P&L, DSCR
- Primary, second homes, and investment
- Non-permanent residents allowed
- AVM only for loan amounts <\$250k

DPA PROGRAM

New

Min 700 FICO – Up to 80% LTV

- No tradeline needed w/ 3 scores
- DPA match up to 20% on Bank
- Statement & Full Doc
- Up to 25% more home with 20% lower payment
- No repayment unless sold or refinanced
- Primary residence SFRs only
- No lien. No repayment. Available in all states.