

# 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 credit scores
- Unlimited cash out up to 80% LTV
- Cash-out used for reserves
- AIR DNA & STR income accepted
- Loan amounts up to \$5m for preferred brokers
- Rural up to 20 acres allowed

## Bank Statements

Min 620 FICO – Up to 90% LTV

- No tradeline requirement w/ 3 credit scores
- 50% standard expense
- Min 10% expense with accountant letter
- Non-perm up to 90% LTV
- Unlimited cash-in-hand
- SFR, condotels, condos, studios, 2-4
- Loan amounts up to \$4m
- Loan amounts up to \$5m for preferred brokers

## Profit & Loss Only

Min 660 FICO – Up to 80% LTV

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

## Foreign National

No FICO or 680 – Up to 80% LTV

- Bank statement and P&L up to 80% LTV
- DSCR  $\geq$  1 up to 75% LTV
- No deposit sourcing
- No credit reference letters
- No asset seasoning in US account
- No visa
- Loan amounts up to \$2.5m
- No 3rd party primary address verification

## Standard Doc

Min 620 FICO – Up to 90% LTV

- No tradeline requirement w/ 3 credit scores
- Non-perm up to 90% LTV
- DTI up to 55%
- Unlimited cash-in-hand
- Cash-out used for reserves
- SFR, condotels, condos, studios, 2-4
- Loan amounts up to \$4m
- Loan amounts up to \$5m for preferred brokers

## Asset Utilization

Min 640 FICO – Up to 85% LTV

- No tradeline requirement w/ 3 credit scores
- Non-perm up to 80% LTV
- Unlimited cash-in-hand
- SFR, condotels, condos, studios, 2-4
- Loan amounts up to \$3.5m
- Loan amounts up to \$5m for preferred brokers
- 100% of checking, savings, money market
- 70% of stocks, bonds, mutual funds

## 1099 Only

Min 620 FICO – Up to 90% LTV

- No tradeline requirement w/ 3 credit scores
- 12/24 month average minus expense ratio
- Non-perm up to 80% LTV
- Unlimited cash-in-hand
- 3 months cash-out seasoning allowed
- Cash-out used for reserves
- Loan amounts up to \$4m
- Loan amounts up to \$5m for preferred brokers

## 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 credit scores
- \$1m cash in hand
- Cash-out up to 65% LTV
- Commercial space <50% allowed
- Loan amounts up to \$3m
- Non perms up to 75% LTV

## WVOE Only

Min 660 FICO – Up to 80% LTV

- No tradeline requirement w/ 3 credit 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
- Loan amounts up to \$750k case by case
- Combined loan amount up to \$5m
- Standard doc, bank statements, P&L, WVOE, & 1099 income types
- Primary, second homes, and investment
- AVM only for loan amounts <\$400k
- Non-permanent residents allowed

Lendz  
tools for  
more  
closings

