



Experienced Real Estate Investor? It's Time to Discover DSCR Loans

As an experienced investor, you know that building wealth through residential real estate is a proven financial strategy. You know rents are at historical highs; you know there are significant tax advantages; and you know home values continue to increase in many markets. I'd like to introduce you to our DSCR loan, a product that is designed specifically for the experienced real estate investor to leverage and grow their real estate portfolio.

What Is A DSCR Loan?

DSCR stands for Debt-Service Coverage Ratio. This means if the monthly rent collected on your property is equal to or exceeds the monthly principal, interest, taxes, insurance and home owner association payment (where applicable), then you have a loan that qualifies under DSCR guidelines. When you apply for a DSCR loan, we won't ask about your employment, income or assets. We only care that your property qualifies under the DSCR program guidelines.

How Do You Know If Your Property Qualifies As A DSCR?

The Debt-Service Coverage Ratio is calculated by dividing the Gross Income* (monthly rent) by the total debt service (the monthly PITIA** payment.) If the Ratio is equal to or greater than 1, then you qualify for a DSCR loan and the loan qualifies on cash flow of the subject property!

Example: Total Monthly Rent = \$2,300. Total monthly PITIA payment = \$2,200
 $\$2,300 \text{ divided by } \$2,200 = 1.04\% \text{ Debt-Service Coverage Ratio}$
A Ratio of 1 or greater qualifies for a DSCR loan.

Important facts about DSCR loans:

1. Loan-to-Value as high as 80%
2. Loan amounts up to \$10M
3. Cash out available up to 65% LTV (use cash to buy another DSCR property)
4. No limit on financed properties
5. Minimum FICO of 600
6. Considered business-purpose loans so there are no TRID requirements and long waiting periods
7. Loans close on an average of 21 days
8. Interest-Only options available (30 & 40 yr.)
9. Credit events (such as a bankruptcy) must be cleared for at least 36 months.

Now is the time to act

We have helped hundreds of experienced real estate investors leverage their current investment properties to purchase more 1-4 unit investment properties. Take advantage of today's low rates and let us help you increase your wealth today!

Call me today!

*Gross Income. Lower of estimated market rent from form 1007 of the appraisal and monthly rent from an existing lease. If lease amount is higher, it may be utilized with two months proof of rent paid.

** PITIA. Total monthly Principal, Interest, Taxes, Insurance and Homeowners Association (when applicable.)

