EMPORiUMTPO

Effective Date: 8/03/2026

Emerge Investor DSCR Program

Non-QM DSCR Programs Eligibility & Credit Matrix

LTV Eligibility Matrix DSCR ≥ 1.00				
Credit Score	Loan Amount	Purchase	R/T Refi	Cash Out
720+	$ 1,500,000	80	80	80
	$ 2,000,000	80	80	75
	$ 2,500,000	70	70	70
700 -719	$ 1,500,000	80	80	75
	$ 2,000,000	80	80	75
	$ 2,500,000	70	70	70
680-699	$ 1,500,000	75	75	75
	$ 2,000,000	75	75	75
	$ 2,500,000	70	70	65
660-679	$ 1,500,000	70	70	70
	$ 2,000,000	65	65	65
	$ 2,500,000	65	65	65
640-659	$ 1,500,000	70	70	70
	$ 2,000,000	n/a	n/a	n/a
	$ 2,500,000	n/a	n/a	n/a

LTV Eligibility Matrix DSCR < 1.00				
Credit Score	Loan Amount	Purchase	R/T Refi	Cash Out
720+	$ 1,500,000	75	75	70
	$ 2,000,000	70	70	65
	$ 2,500,000	60	60	60
700 -719	$ 1,500,000	75	75	65
	$ 2,000,000	70	70	65
	$ 2,500,000	60	60	60
680-699	$ 1,500,000	70	70	65
	$ 2,000,000	65	65	65
	$ 2,500,000	n/a	n/a	n/a

EQUAL HOUSING LENDER

Declining Markets			
Applicable for ALL LTVs			
Property Value	Demand	Market Time	Reduce LTV
Declining	Any	Any	5%

Product Info	
5/6m ARM	30D Avg SOFR - Margin: 6%, Caps: 2/1/5
	30 Years Fully Amortizing
15 or 30 Yr Fixed	15 and 30 Yr Fully Amortizing; or 30 Yr with 10 Yr I/O Option
30 Yr Fixed IO	IO Period: 10 Years Amortized: 20 Years Maturity: 30 Years

Other	
Occupancy	Business Purpose Investment Properties Only
Property Types	SFR, SFR + 1ADU, 2-4 Unit, PUD, Townhome, Warrantable/Non Warrantable Condos
Citizenship	US Citizen, Permanent & Non-Permanent Resident Alien, Foreign National
Short Term Rental	Ineligible
Subordinate Financing	Ineligible
DSCR Calculation	DSCR = *Gross Rental Income/ PITIA or ITIA for IO
Income	Lesser of Market Rents 1007 vs Existing Lease -Higher lease allowed w/3mo receipt
Appraisal Requirements	1 Appraisal + CDA Rating >87% / ≤0.13 (Other AVM's available, see guidelines)
	If FSD falls below required confidence rating Clear Capital Res. Eval.is required
	Loan Amounts > $2.0MM or > $1.5MM Cash Out require two full appraisals
Unleased Refi Restrictions	5% LTV Reduction required Min 1.00% DSCR
	2-3 unit: only 1 unit can be vacant 4 Unit: 2 max vacancies
12 Mo Housing History	All Transactions: required for primary residence. Refinances: required for subject property
First Time Homebuyer	Ineligible
Delayed Financing	Priced as Cash Out. See guidelines for details
Ownership Seasoning	<6mo: Value is based on the lessor of Purchase price + documented Improvements OR Appraisal If owned >6mo: Value is based on the Appraisal
Seller Concessions	Up to 6% towards closing
Prepayment Penalties	5/4/3/2/1, 5/4/3/2, 5/4/3, 5/4/3, 5/4, 5 OR 5/5/5/5/5, 5/5/5/5, 5/5/5, 5/5, 5

Property Type Restrictions	
Row Homes	Ineligible in all states
Rural Properties	Max 10 Acres Max LTV 65% Min DSCR 1.00% No Farm or AG use allowed
Hawaii Lava Zones 1&2	Ineligible

Additional Eligibility Criteria		
Loan Amt	Min Amt	$100,000
	Max Amt	$2.5MM
	Loan Amt ≤ $1.0MM	3 Mo Reserves
	Loan Amt >$1.0MM	6 Mo Reserves
	Loan Amt <$125,000	Max 75% LTV
DSCR <1	Min FICO	680
	Min DSCR	0.75%
	I/O	Ineligible
	Min Loan Amt	$200,000
	Reserves	6 Months PITIA
	Vacant/Unleased Properties	Ineligible for Refinance
	Rural Properties	Ineligible
Cashout	Max Cashout on LTV ≤65%	$1MM
	Max Cashout on LTV >65%	$500,000
	I/O	Eligible
	Can be used for reserves	Eligible
Credit	Credit Event Seasoning	BK, FC, SS, DIL 36 months
	Mtg Dq 12 Mnth	0x30x12
First Time Investor	Min Fico	700
	Min DSCR	1.00%
Foreign National	Max Loan Amount	$1.5MM
	Max LTV	Purch & R/T 70% C/O 65%
	Min DSCR	1.00%
	Reserves	6 Months PITIA
Geographic Restrictions	Ineligible Cities	Baltimore, MD Philadelphia, PA