



# Empower Investor DSCR

## Program Eligibility & Credit Matrix

Effective Date:	2/29/2024
-----------------	-----------

FICO/LTV Eligibility		
FICO	Purchase & R/T	Cashout
760+	80.00	75.00
740 - 759	80.00	75.00
720 - 739	80.00	75.00
700 - 719	80.00	75.00
Foreign National	70.00	

Property Type Max LTV Limits	
(LTV Restrictions do not stack, highest restriction applies)	
Condo - Warrantable	80.00
Condo - Non-Warrantable	75.00
2-4 Unit	80.00
Short Term Rental Income Use	5% LTV Reduction
Condo/Tel Purchase	75.00
Condotel R/T and C/O	65.00

ARM Info	
5/6m ARM	30D Avg SOFR - Margin: 6.0%, Caps: 2/1/5
7/6m ARM	30D Avg SOFR - Margin: 6.0%, Caps: 5/1/5

Other	
Occupancy	Investment Properties Only
Property Types	SFR, SFR +1 ADU, Modular, 2-4 Unit, Condo, Condo/Tel, Rural up to 20 acres
DSCR Calc	DSCR = Gross Rental Income/Qualified Monthly Mortgage Payment (PITIA) or (ITIA for IO)*
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien, Foreign National
Appraisal Review	<=\$2MM 1 Appraisal + CDA, >\$2MM 2 Appraisals
Prepayment Penalties	Yes
Subordinate Financing	Not Permitted
First Time Investor	Max LTV 75%, Min 12 mo reserves

Program Products	
30 Fixed	30 Yr Fully Amortizing; 30 Yr with 10 Yr I/O Option
5/6m, 7/6m ARM	30 Yr Fully Amortizing
40 Year Fixed w/ I/O Option	40 Yr with 10 Yr I/O Option - Minimum 1.00 DSC ratio required

DECLINING MARKETS			
Applicable for LTVs > 65%			
Property Value	Demand	Market Time	Reduce LTV
Declining	Any	Any	5%

Overlays		
Loan Amt	Min Amt	\$100,000
	Max Amt	\$3MM
	Min Amt Condotel	\$150,000
	Max Amt Condotel	\$1MM
	Max Exposure, Max # of Loans	\$5MM Aggregate, 10 Loans
	LTV <= 65% Rate/Term	No Reserves Required
	Loan Amt < \$1.0MM	3 Mo Reserves
	Loan Amt \$1.0MM - \$1.5MM	6 Mo Reserves
	Loan Amt >\$1.5MM	9 Mo Reserves
	Loan Amt < \$150,000 or > \$1.5MM	Max 75% LTV
Loan Amt >\$2.0MM	Max 70% LTV & Min 700 FICO	
I/O	Min FICO	700
	Max LTV	80%
	Max Loan Amt	\$3.0MM
Cashout (Business Purpose Only)	Max Cashout on LTV > 65%	\$1,000,000
	Max Cashout on LTV <= 65%	Unlimited
	Loan Amt >\$1.5MM	Max 65% LTV
	Loan Amt >\$1.5MM	Min 700 FICO
I/O		Y
DSCR <1	Min DSCR	0.80
	Min FICO	720
	Max LTV	75%
	Max LTV Cash out	70%
	Max Loan Amt	\$1,500,000
	Condotel	Not Permitted
	I/O	Not Permitted
Credit	Credit Event Seasoning	36 months
	Credit Event or Mtg Delinquency	Max 75% LTV
	Mtg Dq 12 Mnth	1x30x12
Foreign National	Pur & R/T Only (C/O not permitted)	70% Max LTV
	Min Reserves **	12 Months
	Max Exposure, Max # of Loans	\$5MM Aggregate, 2 Loans
FT Investors	Min Reserves	12 Mo Reserves
	Min DSCR	1.00
LTV		Max 75% LTV

\* Qualifying rent will be higher of: the market rent as per the 1007 up to a max 20% difference or the current lease income

\*\* For Foreign Nationals, an additional 2 mo reserves required for each REO .



Emporium TPO LLC. © 2024. 3010 Gaylord Parkway, Suite 125, Frisco, Texas 75034. NMLS# 2278548. www.nmlsconsumeraccess.org. Equal Housing Lender. FOR WHOLESALE AND LOAN BROKER USE ONLY AND NOT FOR DISTRIBUTION TO CONSUMERS. The credit matrix does not constitute a commitment to accept an application or lend credit. Additional restrictions may apply. Emporium TPO LLC reserves the right to amend rates and guidelines at any time and completely within the discretion of our internal policies and procedures. All loans submitted must be originated in compliance with federal, state, and local laws. Registered trade/service marks, all illustrations and designs are the property of Emporium TPO LLC and/or its subsidiaries. Available in: AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, IL, IN, KS, KY, LA, MD, ME, MI, MN, NE, NH, NJ, NM, NC, ND, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, WA, WI, WV. DSCR loans also available in HI, MA, MS, MO, MT, NY, WY.