



Investor DSCR Program Program Eligibility & Credit Matrix

Effective Date: 8/16/22

FICO/LTV Limits		
FICO	Purchase & R/T	Cashout
760+	80.00	80.00
740 - 759	80.00	80.00
720 - 739	80.00	80.00
700 - 719	80.00	80.00
680 - 699	75.00	75.00
660 - 679	75.00	
Foreign National	70.00	

Property Type LTV Limits	
Condo - Warrantable	80.00
Condo - Non-Warrantable	75.00
Declining Markets	70.00
2-4 Unit	80.00
For Sale by Owner	70.00

Other	
Occupancy	Investment Properties Only
Property Types	SFR, 2-4 Unit, Condo, Co-op, Rural up to 10 acres
DSCR Calc	DSCR = Gross Rental Income/Qualified Monthly Mortgage Payment (PITIA) or (ITIA for IO)*
Subordinate Financing	Not Allowed
First Time Investor	Requires min 12 months reserves, 5% LTV Reduction and min 1.0 DSCR
Citizenship	US Citizen, Permanent Resident Alien & Non-Permanent Resident Alien, Foreign National
Appraisal Review	1 Appraisal + CDA, >\$1.5M 2 Appraisals + CDA
Prepayment Penalties	Yes

Program Products	
30 YR FIXED	30 Yr Fully Amortizing or 10 Yr IO available
5/6m, 7/6m ARM	30 Yr Fully Amortizing or 10 Yr IO available
40 Year Fixed with I/O Option	40 Yr with 10 Yr I/O option - Minimum 1.00 DSC ratio required

* Rent will be lesser of: Current lease income OR the amount on the 1007 provided by the appraiser showing the estimated market

**** For DSC ratio < 1.00 an additional 12 months reserves are required. For Foreign National (FN) an additional 2 months reserves required for each additional financed property.**



| © Emporium TPO LLC | 16427 North Scottsdale Road, Scottsdale, AZ 85259
NMLS #2278548/ www.nmlsconsumeraccess.org.

FOR WHOLESALE AND LOAN BROKER USE ONLY AND NOT FOR DISTRIBUTION TO CONSUMERS. The rate sheet does not constitute a commitment to accept an application or lend. 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.

Credit Overlays		
Loan Amount	Minimum	75,000
	Maximum	3,000,000
	Min Reserve <=\$1M **	6
	Min Reserve >\$1M, FN, & FT Investor **	12
	>\$2.0M	Max 80 LTV
I/O	>\$2.0M	Min FICO 700
	Min FICO	720
Cashout	Max LTV	80%
	Max Cashout	500,000
	Max cashout LTV <= 65%	1,000,000
DSCR	Min FICO	680
	I/O	Y
	Min	0.75
Credit	DSCR <1.00 Reserves Required	12
	DSCR <1.00 Max LTV	80% Pur & R/T, 80% C/O
	Credit Event Seasoning	36 months
	Credit Event Max LTV	75%
Foreign National	Mtg Dq 12 Mnth	1x30
	Pur & R/T Only (No C/O)	70% Max LTV
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