

Non-QM: DSCR

			DSCR ≥ 1.00			DSCR .75 - .99			DSCR <.750		
FICO	Loan Amount	Purchase	Rate/Term Refi	Cash-Out	Purchase	Rate/Term Refi	Cash-Out	Purchase	Rate/Term Refi	Cash-Out	
700	≤ \$1.0M	80%	80%	75%	75%	70%	70%	75%	70%	70%	
	≤ \$1.5M	80%	75%	75%	75%	70%	70%	75%	70%	70%	
	≤ \$2.0M	75%	70%	70%	70%	65%	65%	70%	65%	65%	
	≤ \$2.5M	70%	70%	65%	65%	60%	60%	65%			
	≤ \$3.0M	70%	65%	65%	60%			60%			
	≤ \$3.5M	70%	65%								
680	≤ \$1.0M	75%	75%	70%	70%	60%	60%	70%			
	≤ \$1.5M	75%	70%	70%	70%	60%	60%	70%			
	≤ \$2.0M	70%	65%	65%	65%	60%	60%	65%			
	≤ \$2.5M	70%	65%	65%	60%			60%			
	≤ \$3.0M	65%				60%			60%		
660	≤ \$1.0M	75%	75%	70%	65%	60%	60%	65%			
	≤ \$1.5M	75%	70%	65%							
	≤ \$2.0M	70%	65%	65%							
	≤ \$2.5M	70%	65%	65%							
	≤ \$3.0M	65%									
640	≤ \$1.0M	75%	70%								
	≤ \$1.5M	65%	60%								
	≤ \$2.0M	65%									
	≤ \$2.5M	60%									

Available Products		
Fixed	ARMs ¹	Interest Only ²
15- year	5/6 SOFR ARM	30-year Fixed IO (120/240)
30- year	7/6 SOFR ARM	40-year Fixed IO (120/360)
	10/6 SOFR ARM	

Reference:

- See Arm Parameters below
- IO availability (Fixed Only) is determined by the applicable Rate Sheet and program guidelines.

Reserve Requirements	
Subject Loan Amount	Required Reserves
\$125,000 – \$500,000	3 months
\$500,001 – \$1,000,000	6 months
\$1,000,001 – \$2,000,000	9 months
\$2,000,001 – \$3,500,000	12 months
Additional Financed Properties	None
Cash-Out Used as Reserves	Allowable

This matrix is only a guide and does not represent full underwriting guidelines. Additional requirements may apply. Refer to Planet Non-Agency DSCR Program Guidelines for any items not addressed by this matrix.

Loan Category	Business Purpose Loan (non-consumer)
Loan Qualification	- Debt Service Coverage Ratio (DSCR) - Borrowers qualify based on the income generated from the investment property - Qualification is measured by the DSCR
DSCR Calculation	- Amortizing DSCR = Gross Rental Income ÷ PITIA (Principal, Interest, Taxes, Insurance, Association dues) - Interest-Only DSCR = Gross Rental Income ÷ ITIA (Interest, Taxes, Insurance, Association dues)
ARM Parameters	- Index: 30-day Average SOFR (Secured Overnight Financing Rate) - Caps: 5/6: 2/1/5 7/6 & 10/6: 5/1/5 - Margin: 5.00% - Floor: Margin - Qualification Rate: Qualify at the greater of the Fully Indexed Rate or the Note Rate
Appraisals	- Standard Appraisal is required for all DSCR loans - Form 1007 Rent Schedule is required to verify market rent for DSCR calculation - Additional Appraisal may be required (see program guidelines for further details)
Housing History	- Maximum Delinquency: 1 x 30 x 12 months – No LTV Reduction 0 x 60 x 12 months – 5% LTV Reduction
Borrowers: Eligible	- U.S. Citizen - Permanent Resident Alien - Non-Permanent Resident Alien - DACA (Deferred Action for Childhood Arrivals) Recipient - First Time Investor: 700 Minimum FICO - DSCR is ≥ .75 75% LTV - Verified housing history on primary residence required - Entities: - Limited Partnership - General Partnership - Corporations - Limited Liability Companies (LLC)
Borrowers: Ineligible	- First Time Homebuyers - Foreign Nationals - ITIN applicants - Asylees
Cash-Out	- LTV > 65%: \$500,000 - LTV ≤ 65%: \$1,000,000
Credit	- Minimum FICO Score 640 (DSCR ≥ 1) 660 (DSCR < 1)
Credit - Derogatory	- Minimum 3 years since Bankruptcy & Housing Event Seasoning - Minimum 2 years permitted with 5% LTV reduction

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Escrow Holdbacks	Not permitted
Geographic Restrictions	The following US territories are NOT eligible: American Samoa, Guam, Northern Mariana Islands, Puerto Rico, and US Virgin Islands
Interest Only	- DSCR $\geq$ 1.00: Minimum FICO 700, Maximum 75% LTV (Purchase & Rate/Term) - DSCR $\geq$ 0.75: Minimum FICO 700, Maximum 70% LTV (Purchase & Rate/Term) - DSCR < 0.75: Interest-Only Not Permissible
Loan Amount	- Minimum: \$125,000 - Maximum: \$3,500,000 - Condotel Max Loan Amount: \$1,500,000
LTV Restrictions	- Non-Warrantable Condo: 75% Max LTV Purchase / 70% Max LTV Refinance - Condotel: 75% Max LTV Purchase / 65% Max LTV Refinance - DACA Recipient: 75% Max LTV - Declining Market (per appraisal): Minimum 5% LTV reduction - Non-Arm's Length: 5% LTV reduction from otherwise available maximum - Short Term Rental: 75% Max LTV Purchase / 70% Max LTV Refinance - Vacant Unit(s): 70% Max LTV Refinance
Personal Guarantee	Required from the borrower
Prepayment Penalty	Permitted where applicable by laws and regulations
Property: Eligible	- Single-family (Attached/Detached) - PUD (Attached/Detached) 2-4 units - Condo/Condotel: Approved Warrantable & Non-Warrantable
Property: Ineligible	- Manufactured Homes - Cooperatives - Rural properties in excess of 20 acres - Unique properties with marketability concerns
Reserves	- For fully amortized loans, reserves are calculated off actual PITIA - For Interest Only loans, reserves will be calculated off the ITIA
Subordinate Financing	Not permitted
Temporary Buydowns	Not permitted
Underwriting	All loans must be manually underwritten