

EASIER & IMPROVED NON-QM

12MOS and DSCR

OLD	NEW
12MOS	
<ul style="list-style-type: none"> • Max LTV <u>80%</u> 	<ul style="list-style-type: none"> • Max LTV <u>90%</u> purchase and <u>85%</u> for rate/term
DSCR	
<ul style="list-style-type: none"> • MIN FICO <u>640</u> • Max loan amount <u>\$3,000,000</u> for purchase • Minimum DSCR Ratio= <u>0.75</u> • <u>6 months</u> required reserve for Loan Amount <=\$1,000,000 	<ul style="list-style-type: none"> • MIN FICO <u>620</u> • Max loan amount <u>\$3,500,000</u> for purchase • <u>No Minimum</u> DSCR Ratio • <u>2 months</u> required reserve for Loan Amount <=\$1,000,000
DSCR 2	
<ul style="list-style-type: none"> • Cash out proceeds <u>may not be used</u> for reserves 	<ul style="list-style-type: none"> • Cash out proceeds <u>may be used</u> for reserves
DSCR 3	
<ul style="list-style-type: none"> • MIN FICO <u>740</u> • Max LTV <u>75%</u> • Cash out proceeds <u>may not be used</u> for reserves 	<ul style="list-style-type: none"> • MIN FICO <u>720</u> • Max LTV <u>80%</u> • Cash out proceeds <u>may be used</u> for reserves

WONDER LOANS

Setting the Standard:

NMSI's Best-in-Class NON-QM Products