



FLEX FOREIGN NATIONAL

- 700 Min FICO Score for U.S Credit
- Foreign Credit, No Score Okay
- Full Doc: Max 75% LTV
- DSCR: Max 70% LTV
- Min DSCR ≥ 1.00
- Max Loan Amount \$3M
- Max Cash Out:
 - \$750K if LTV > 50%
 - Unlimited for LTV $\leq 50\%$
- 12 Months Reserves
- Single-Family, 2-4 Units, Warrantable and Non-Warrantable Condos, Condotel
- Condo and 2-4 Units Max LTV:
 - Purchase and Rate/Term: 70%
 - Cash Out: 65%
- Asset Utilization (Qualified Assets Divided by 60 Months With Assets Sourced and Seasoned for ≥ 4 Months)
- Short-Term Rentals (STR) in Vacation, Entertainment, Tourism Destination Markets are Eligible for Purchase; and Refinance Transactions of Recently Renovated STRs Only
 - With Evidence of Subject Property/Owner/Borrower Compliance With Local Jurisdiction in Loan File Prior to Closing
- STR DSCR Calculation Methods:
 - Lesser of 1007/2025 Using Long- or Short-Term Market Rents – Min DSCR 1.00
 - 12 Months Lookback Period to Determine Average Rents or Annual/Monthly Statements From Airbnb or Similar Service – Min DSCR 1.00
 - AirDNA Gross Revenue Divided by 12, Min Occupancy 50%, Min 5 Comps, Evidence of Subject Property/Owner Compliance With Local Jurisdiction in Loan File Prior to Closing
- Condotel
- Foreign Nationals (Experienced Investors) Are Also Eligible to Participate in the DSCR (5-10 Units Residential or 2-8 Units Mixed-Use) Min DSCR ≥ 1.00

KEY FEATURES

Min DSCR ≥ 1.00

No FICO Score (Foreign)

Max 75% LTV



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