

DSCR

INVESTOR CASH FLOW LOANS

Our innovative primary product for real estate investors is a collateral-based business purpose loan. Traditional income verification is not required!



CORRESPONDENT PROGRAM HIGHLIGHTS

- DSCR less than 1.00x allowed on purchase and rate and term refinance
- Max loan amount up to \$2.5 million
- FICO down to 660
- Up to 80% LTV on purchase, rate/term refinances, and cash-out up to 75%
- Cash-out up to \$500,000 and proceeds can be used for reserve requirements
- SFR, PUD, townhomes, 2-4 units, condos, non-warrantable condos
- 15-year fixed, 30-year fixed, 30-year fixed I/O, 5/6 ARM, and 5/6 ARM I/O
- Gift funds can be used for down payment, closing costs, and reserves after the borrower has documented the minimum required borrower contribution
- First-time investors allowed up to 75% LTV
- Up to 6% seller concessions allowed towards closing
- Foreign nationals allowed
- Borrowing in the name of an LLC is allowed for all borrowers including foreign nationals
- 0-6 months ownership seasoning options allowed with the appraised value

Invest Smarter, Borrow Easier!

**Restrictions apply. See Loan Officer for details.*



William Commons

Corporate Loan Officer

NMLS#: 79745

Office: 225-367-6963

Cell: 225-324-3855

wcommons@assurancemortgage.com

www.assurancemortgage.com/wcommons

9029 Jefferson Hwy. Ste. 100

Baton Rouge, LA 70809

