



**MM LENDING**

Your Real Estate Investment Partner

## **DSCR Program Qualifiers**

This pre-qualification helps determine whether your loan request may be eligible. Final approval is subject to full underwriting and investor guidelines.

### **1. Property & Use Requirements (All must be YES)**

- Property is a single-family, townhome, condo, or 2–4 unit residential property
- Property is non-owner occupied (investment only)
- Property value is \$100,000 or higher
- Property is rent-ready with no major deferred maintenance
- Property is not mixed-use, commercial, or 5+ units

### **2. Borrower & Entity Requirements**

- Borrower is a U.S.-based entity or approved individual borrower
- All borrowers/guarantors are at least 21 years old
- Foreign nationals allowed with reduced leverage and higher reserves

### **3. Credit & Background (Hard Stops)**

- Minimum 660 credit score (better terms at 700+)
- No bankruptcy, foreclosure, or short sale in the past 3 years
- No mortgage late payments in the past 24 months
- No active forbearance plans, financial crime convictions, or sanctions issues

### **4. Income & Cash Flow**

- Rental income covers mortgage, taxes, and insurance
- DSCR approximately 1.00x or higher (0.75x possible with strong credit)
- Short-term rentals must meet a minimum 1.25x DSCR

### **5. Loan Size & Leverage**

- Loan amount between \$100,000 and \$2,000,000
- Typical down payment or equity of 20–25%
- Cash-out refinance requires at least 90 days of ownership

### **6. Liquidity & Reserves**

- Borrower has funds for down payment and closing costs
- 6–9 months of reserves required (12 months for foreign nationals)
- Funds must be verified from acceptable sources (bank, brokerage, retirement accounts)