



DSCR Multifamily Product Matrix

Revised May 6, 2026



Product Overview

Loan Purpose	Purchase, limited cash-out (includes delayed financing), or cash-out
Borrower Type	Entity only (see page 5 for details)
Eligible Properties	5-8 Unit Multifamily
Ineligible Properties	Any properties listed for sale in the last 6 months. Rural, Mixed-Use, Manufactured, Farms, Storage Facilities, Commercial Properties, Land, Legal Non-Conforming properties not able to be rebuilt, among others as indicated in guidelines
Occupancy	Non-owner occupied, business purpose only
Minimum DSCR	1.00 Required
Minimum FICO	700
Loan Amount	\$250,000 Minimum to \$3,000,000 Maximum

Loan to Value Maximums

Min FICO	Loan Amount	DSCR ≥ 1.00x		
		Purchase	Limited Cash-Out	Cash-Out
700	≤\$1.5 MM	75	70	65
	≤\$3 MM	70	65	65

Loan Details

Term Options	30-Year Fixed
Amortization Options	Full Amortization or Interest Only for 10 Years, amortized over remaining term
Pre-Payment Penalty	5-Year, 3-Year, 2-Year, 1-Year, and no prepayment penalty. All declining points.
Cash-Out Seasoning	None required
Max Cash-Out	No limit
Experience	1 rehabbed or constructed property sold or stabilized in the last 36 months OR 12 months experience owning income-producing real estate within the most recent 36 months
Credit Tradeline Requirement	No minimum required
Value Seasoning	< 180 days uses lesser of purchase price + completed improvements OR appraised value
Vacancy	Maximum of 1 vacant unit. Underwritten rent will be Market Rent as established by the Appraiser and will be subject to the 15% haircut to account for common expenditures.
Reserve Requirement	6 months PITIA or ITIA for loan amounts ≤ \$1.5 MM; 9 months PITIA or ITIA for loan amounts > \$1.5 MM; Cash-Out counts towards reserve requirement
Declining Markets	5% LTV reduction
Market Restrictions	Baltimore and Philadelphia are ineligible
State Restrictions	Exception Basis Only: AK & HI. Not available in ND, NH, SD, & VT

Loan Details, continued

Qualifying Rent

A 15% haircut to underwritten rent is applied to account for common expenditures. Underwritten rent will be the lesser of Market Rents as established by the Appraiser or Actual Rent. If actual rent can be documented by 3 months validation of receipt, then up to 125% of market rent can be utilized.

Short-Term Rental (Any Units)

Not Eligible

Appraisal Requirements

Loan Amount

Appraisal Requirement

≤\$1,500,000

Full appraisal. Transferred appraisals are not eligible.

>\$1,500,000

Two full appraisals. Transferred appraisals are not eligible.

Borrower & Guarantor Eligibility

Eligible Entities

- 1) Limited Liability Company (LLC)
- 2) Limited Liability Partnership (LLP)
- 3) Limited Liability Limited Partnership (LLLP)
- 4) Limited Partnership (LP)
- 5) Corporation
- 6) Inter Vivos Revocable Trust

Entity Guarantor Requirements

All entity members with ownership are required to sign a personal guarantee; At least one individual with ownership is required as a Qualifying Guarantor.

Eligible Guarantor

- 1) US Citizen
- 2) Permanent Resident Alien
- 3) Non-Permanent Resident Alien

Individual Borrower

Not Eligible

Foreign National

Not Eligible

Credit Requirements

Single Qualified Guarantor

3 FICO Scores = Use Middle Score;
2 FICO Scores = Use Lowest

Multiple Qualified Guarantors

Use Highest Middle

Bankruptcy / Foreclosure

4+ Years Seasoning

Short Sale/DIL/Modification

4+ Years Seasoning

Mortgage Lates

No 30 day late payments in the last 12 months and no 60 day late payments in the last 48 months

No FICO

Not Eligible

Required Documents Upfront

Identification		Copy of currently valid, government issued, photo ID
Borrower & Business Application	[Lend Provided]	This application is good for 12 months, and can be used for subsequent loans if the entity and guarantor structure is unchanged.
Guarantor Application	[Lend Provided]	Each Guarantor is required to complete their own personal Guarantor application. This application is good for 12 months, and can be used for subsequent loans if the entity and guarantor structure is unchanged.
Property Application for Single Rental Loan	[Lend Provided]	One application per property
Purchase Contract or HUD Statement	[Lend Provided]	Contract required for all purchase loans. Refinances of properties owned fewer than six (6) months require either the Contract or HUD Statement.
Broker Authorization Form	[Lend Provided]	If Applicable: Brokered loans only

Required Documents in Processing

Liquidity Verification

- Two most recent statements for any account needed to meet the requirement. Acceptable accounts include: checking, savings, money market accounts, CDs, 401k, IRA, brokerage accounts (see program guidelines for a full list of eligible accounts and applicable requirements). Must be complete statement - no online screen shots.
- Sourcing for large deposits will be required in these instances:
 1. Any deposit over 30% of the property loan amount.
 2. Any deposit over 50% of the cumulative amount of documented liquid assets excluding cash-out from subject or other CLS INVESTORS CAPITAL transactions.
 3. All non-depository accounts with large increases in balances (more than 25%) since the previous statement balance.

HAP/HUD contract/voucher	If applicable; For Section 8 properties.
Insurance Declarations Page or Acord Forms	Required on all loans
Entity Documents	Varies based on entity type. Please see chart below.
Lease Agreement(s)	Fully executed lease agreement(s) for subject property.

Required Entity Documents*

LLC	LP / LLP	C-Corp / S-Corp	Trust
Articles of Organization	Partnership Agreement	Articles of Incorporation	Trust Agreement / Certification
Operating Agreement	Certificate of Partnership	Stock Certificates or Shareholder's Ledger	IRS SS-4 Letter
IRS SS-4 Letter	IRS SS-4 Letter	Corporate bylaws	W9
W9	W9	Director & Officer Appointments	
		IRS SS-4 Letter	
		W9	

* Lend Investors Capital will pull a Certificate of Good Standing on all entities. If subject property is located in a state other than the entity's registered state,

Required Documents in Pre-Closing

**Attorney's Opinion Letter Required
on Loan Amounts >\$1MM in NY**

**[Sample Letter Available
Upon Request]**

An attorney's opinion letter is essential for a mortgage loan as it safeguards both the lender and the borrower. It verifies the borrower's legal capacity, ensures the loan agreement is enforceable, and helps mitigate legal risks. For the borrower, it provides expert legal guidance and can streamline the loan process.

Insurance Requirements

- 12-month policies required on purchases and refinances where existing policy expires within 30 days of closing
- Hazard coverage equal to the lesser of 100% of the insurable value as established by the property insurer or the loan amount so long as it is not less than 80% of the insurable value
- Commercial General or Premises Liability on an "occurrence" basis with coverage of no less than \$1,000,000 per occurrence and \$2,000,000 aggregate.
- Rent loss coverage in an amount no less than 6 months' rent as determined by the insurer or 10% of the loan amount
- Flood insurance equal to the lesser of the total amount of the mortgage, 100% of the insurable value of the improvements, or the maximum insurance available from the NFIP

Property Fees

Service	Cost	Payment Timing
Appraisal Valuation (non-refundable)	Actual cost for the property appraisal Any additional costs charged by the Appraiser after payment (rush requests, complex assignments, additional trips, etc) will be charged at Closing.	Collected prior to submission
Rent Schedule/Validation of Rents (either incorporated into the appraisal or on a stand-alone form)	Actual Cost (fee may vary based upon Appraiser, complexity of assignment, and/or location)	The cost may be incorporated into the appraisal order, but may also be charged separately based on the assignment
Entity Review Fee	\$0 for entities with simple structure, except Trusts; \$995 for Complex or Layered Entities	Billed in Processing for Complex/ Layered Entities
Lender Processing Fee	\$1,795	Paid at Closing
Origination Fee	See Conditional Quote	Paid at Closing
3 rd Party Settlement Charges	Actual Cost	Paid at Closing
Closing	\$500	Paid at Closing

Cash Flow Coverage Calculations

DSCR for a Multifamily Single Property Rental is determined by this calculation:

$$\frac{\text{Net Operating Income}}{\text{P\&I or I/O Payment}}$$

Example Calculation:

Qualifying Rent	
Actual Monthly Rent From Lease	\$2,600
Market Rent From Appraisal	\$2,700
Gross Qualifying Rent	\$2,600
Qualifying Rent after 15% haircut	\$2,210

Net Operating Income Breakdown	
Qualifying Rent	\$2,210
Monthly Taxes	-\$250
Monthly Insurance	-\$150
Monthly HOA Dues	-\$0
Net Operating Income	\$1,810

DSCR Calculation

Net Operating Income	\$1,810
P&I or I/O Payment	÷ \$1,618
DSCR	1.11