



DSCR Portfolio Product Matrix

Revised May 6, 2026



Product Overview

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| Loan Purpose | Purchase, limited cash-out (includes delayed financing), or cash-out (combination of purchase and refinance in one loan not allowed) |
| Borrower Type | Entity only (see page 5 for details) |
| Eligible Properties | <ul style="list-style-type: none"> • Single Family Residences, attached or detached (inc. Condo/PUD) • 2-4 Units • Warrantable Condo |
| Property Location | All properties must be in the same state |
| Required Property Count | Minimum 2 Properties and Maximum of 10 Properties |
| Ineligible Properties | Rural, Mixed-Use, Manufactured, Non-Warrantable Condos, Condotels, Farms, Storage Facilities, Commercial Properties, Land, among others as indicated in guidelines |
| Refinances of a Property Listed for Sale in the last 6 Months | Properties listed and on the market for longer than 180 days; Credit Policy review & exception required. The lowest list price since the property has been listed on MLS must be utilized for loan valuation purposes |
| Any Property in a Declining Market | Loan will have a 5% LTV reduction |
| Occupancy | Non-owner occupied, business purpose only |
| Minimum DSCR | 1.10 required |
| Minimum FICO | 700 |
| Loan Amount Total | \$400,000 Minimum to \$5,000,000 Maximum |
| Min/Max Property Value | \$100,000 minimum, \$1M maximum |
| LTV Maximums | 80% Purchase or Limited Cash-Out; 75% Cash-Out |
| FL Condo Requirements | Condos >25 years old and >5 stories must have an acceptable structural inspection reflecting no structural issues |

Loan Details

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|-------------------------------------|--|
| Term Options | 30-Year Fixed |
| Amortization Options | Full Amortization or Interest Only (75% max LTV) for 10 Years, amortized over remaining term |
| Pre-Payment Penalty | 5-Year, 4-Year, 3-Year; all are declining points |
| Cash-Out Seasoning | None required |
| Maximum Cash-Out | No Limit |
| Experience | None required |
| Credit Tradeline Requirement | No minimum required |
| Appraisal Requirement | Full appraisal required for all properties |
| Value Seasoning | < 180 days uses lesser of purchase price + completed improvements OR appraised value |
| Vacant Refinance | No restrictions |
| Reserve Requirement | 6 months PITIA or ITIA; cash out counts towards reserves |
| Closing Requirements | One closing attorney/title company must be used for all properties |
| Market Restrictions | Baltimore and Philadelphia are ineligible |
| State Restrictions | Exception Basis Only: AK & HI. Not available in ND, NH, SD, & VT |

Loan Details, continued

Long-Term Qualifying Rent

Eligible

- Leased Property: Lesser of Market Rents established by the Appraiser or Actual Rent. If Actual Rent can be documented by (3) months validation of receipt then up to 125% of the market rent can be utilized

Short-Term Rental (Any Units)

Eligible, must qualify with Long-Term market Rent from 1007 only. No Short-Term Rental Income Allowed (AirDNA or 12 Months Actual)

Release Provisions (Life of Loan)

120% of the allocated loan amount to the property being released and the remaining properties must meet a DSCR test of 1.00X based upon current lease agreements

Property Substitution

Not Allowed

Borrower & Guarantor Eligibility

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|--------------------------------------|---|
| Eligible Entities | <ol style="list-style-type: none"> 1) Limited Liability Company (LLC) 2) Limited Liability Partnership (LLP) 3) Limited Liability Limited Partnership (LLLP) 4) Limited Partnership (LP) 5) Corporation (C Corp or S Corp) |
| 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 | <ol style="list-style-type: none"> 1) US Citizen 2) Permanent Resident Alien 3) Non-Permanent Resident Alien |
| Individual Borrower | Not eligible – Entity Borrower Required |
| Foreign National | Not Eligible |
| Felony Convictions | Felony convictions against any Qualifying Guarantor or Non-Qualifying Guarantor with 25% or more ownership will make the loan ineligible |

Credit Requirements

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|--------------------------------------|---|
| Single Qualified Guarantor | <p>3 FICO Scores = Use Middle Score; 2 FICO Scores = Use Lowest</p> |
| 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 | [Lend Provided] | One application for loan |
| Purchase Contract or HUD Statement | | Contract required for all purchase loans. Refinances of properties owned fewer than six (6) months require either the Contract or HUD Statement. |
| Short-Term Application | [Lend Provided] | One application per property |
| Broker Authorization Form | [Lend Provided] | If applicable: Brokered loans only |
| Rent Roll | [Lend Provided] | Single Family Residences, attached or detached (inc. Condo/PUD), 2-4 Units, Warrantable Condo |

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.

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| HAP/HUD contract/voucher | If applicable; For Section 8 properties. |
| Condo Questionnaire [Lend Provided, unless FL] | If applicable. Required for all condos (FNMA 1076 or equivalent always required in FL) |
| 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 |
|--------------------------|----------------------------|--|
| Articles of Organization | Partnership Agreement | Articles of Incorporation |
| Operating Agreement | Certificate of Partnership | Stock Certificates or Shareholder's Ledger |
| IRS SS-4 Letter | IRS SS-4 Letter | Corporate bylaws |
| 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, Foreign Qualification is required.

Required Documents in Pre-Closing

Attorney's Opinion Letter Required on Loan Amounts >\$1MM or Loan Amounts >\$2MM in CA & HI

[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 \$500,000
- Condo master policy must cover 100% of the insurable replacement cost of the project improvements and HO-6 coverage sufficient to repair the condo to current condition if the master policy doesn't cover interior improvements
- 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
- Blanket policy covering all properties is acceptable

Property Fees

| | 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 \$995 for Complex or Layered Entities | Billed in Processing for Complex/ Layered Entities |
| 3 rd Party Lender's Attorney Closing Charges | Actual Cost | Paid at Closing |
| Lender Processing Fee | \$3,000 for 2-4 properties; add \$750 for each additional property | Paid at Closing |
| Origination Fee | See Conditional Quote | Paid at Closing |
| 3 rd Party Settlement Charges | Actual Cost | Paid at Closing |

Cash Flow Coverage Calculations

DSCR is determined by this calculation (for properties except short-term rentals, or 5+ units):

Qualifying Rent PITIA Payment

Example Calculation:

| Qualifying Rent | | Payment Breakdown | |
|--------------------------------|---------|---|---------|
| Actual Monthly Rent From Lease | \$2,600 | Principal & Interest or Interest Only Payment | \$1,618 |
| Market Rent From Appraisal | \$2,700 | Monthly Taxes | \$250 |
| Qualifying Rent | \$2,600 | Monthly Insurance | \$150 |
| | | Monthly HOA Dues | \$0 |
| | | PITIA or ITIA Payment | \$2,018 |

| DSCR Calculation | |
|-----------------------|----------------|
| Qualifying Rent | \$2,600 |
| PITIA or ITIA Payment | \$2,018 |
| DSCR | 1.28 |