Pound Cake

DSCR Multi (5 - 8 Units)

DSCR ≥ 1.00				
Min FICO	**Loan Amount**	**Purchase**	**Rate & Term**	**Cash-Out**
720	$1,500,000	75%	75%	70%
	$2,000,000	75%	70%	65%
	$3,000,000	70%	70%	65%

Housing History	Credit Event Seasoning
0x30x24 | Rent-Free Ineligible	**BK/FC/SS/DIL:** • ≥ 24 Months

Declining Market
Declining markets, as identified by the appraiser, require a 5% LTV reduction off Matrix Max LTV, when >65% LTV.

General Requirements	
Product Type	• 30-Yr Fixed | 40 YR I/O, 30 YR I/O
Interest Only	• Max LTV: 75%
Loan Amounts	• Min - $250,000.00 • Max - $3,000,000.00 • Loan sizes under $400,000 require a 5% reduction to LTV
Property Type	• Residential 5-8 Units
Cash-Out	• Max: $1,000,000
First Time Investors	• Allowed on properties with a 0x30x24 housing history or when the primary is owned Free and Clear
First Time Homebuyer	• Ineligible
Prepayment Penalty	• Min 3 year PPP

Reserves

- Loan Amt ≤ $1.5M: **6 Months PITIA**
- Loan Amt > $1.5M - $2.0M: **9 months PITIA**
- Loan Amt > $2.0M - $3.0M: **12 Months PITIA**
- Cash-Out may be used towards reserves

**** Review Cake Guide for items not referenced in Matrix (Ex. Income Requirements)**

**** See Guide for Investor Experience, FTHB, and Vacant Property Requirements**