

# EASIER & IMPROVED NON-QM

## 12MOS and DSCR

OLD	NEW
<b>12MOS</b>	
<ul style="list-style-type: none"> <li>• Max LTV <u>80%</u></li> </ul>	<ul style="list-style-type: none"> <li>• Max LTV <u>90%</u> purchase and <u>85%</u> for rate/term</li> </ul>
<b>DSCR</b>	
<ul style="list-style-type: none"> <li>• MIN FICO <u>640</u></li> <li>• Max loan amount <u>\$3,000,000</u> for purchase</li> <li>• Minimum DSCR Ratio= <u>0.75</u></li> <li>• <u>6 months</u> required reserve for Loan Amount &lt;=\$1,000,000</li> </ul>	<ul style="list-style-type: none"> <li>• MIN FICO <u>620</u></li> <li>• Max loan amount <u>\$3,500,000</u> for purchase</li> <li>• <u>No Minimum</u> DSCR Ratio</li> <li>• <u>2 months</u> required reserve for Loan Amount &lt;=\$1,000,000</li> </ul>
<b>DSCR 2</b>	
<ul style="list-style-type: none"> <li>• Cash out proceeds <u>may not be used</u> for reserves</li> </ul>	<ul style="list-style-type: none"> <li>• Cash out proceeds <u>may be used</u> for reserves</li> </ul>
<b>DSCR 3</b>	
<ul style="list-style-type: none"> <li>• MIN FICO <u>740</u></li> <li>• Max LTV <u>75%</u></li> <li>• Cash out proceeds <u>may not be used</u> for reserves</li> </ul>	<ul style="list-style-type: none"> <li>• MIN FICO <u>720</u></li> <li>• Max LTV <u>80%</u></li> <li>• Cash out proceeds <u>may be used</u> for reserves</li> </ul>

# WONDER LOANS

Setting the Standard:

## NMSI's Best-in-Class NON-QM Products