



AMERITRUST - DIAMOND DSCR (5-8* UNITS OR MIXED USE 2-8 UNITS)

*** Up to 10 on a case-by-case basis**

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| 700+ | <= 1,500,000 | 75 | 70 | 65 |
| | 1,500,001 - 2,000,000 | 70 | 65 | 65 |

Housing History

- 0X30X12

Housing Event Seasoning

- BK/FC/SS/DIL/Mod: 36 months for Any Event

State Restrictions

Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands Overlays: States: CT,FL,IL, NJ & NY- Purchase Transaction: Max Transaction Max LTV/CLTV Purchase 70%-720 min fico score/Refinance Max LTV/CLTV 65 min fico score 720

Investor Experience

Borrower/guarantor must have a history of owning and managing commercial or non-owner occupied Residential real estate for at least 1 year in last 3 years.

First Time Investor: Not allowed

General Requirements

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| Product Type | <ul style="list-style-type: none"> • Fixed Rate Terms: 15,30 –years; 5/6 ARM,7/6ARM, 10/6 ARM, Max loan term cannot exceed 30 years. |
| Interest Only | <ul style="list-style-type: none"> • Eligible |
| Loan Amounts | <ul style="list-style-type: none"> • Min: \$400k • Loan amounts below 400k considered on case-by-case basis as an exception • Max: \$2mm |
| Occupancy | <ul style="list-style-type: none"> • Investment Properties (Business Purpose) |
| Loan Purpose | <ul style="list-style-type: none"> • Purchase, Rate/Term, and Cash Out |
| Cash-Out | <ul style="list-style-type: none"> • Max cash-out: \$1,000,000 |
| Eligible Borrower | <ul style="list-style-type: none"> • US Citizen * Permanent Resident Alien *Non-Permanent Resident Alien |
| DSCR | <ul style="list-style-type: none"> • Minimum DSCR >= 1.00 • DSCR = Eligible monthly rents/PITIA (Loans with an interest only feature may use the ITIA payment). <ul style="list-style-type: none"> • Loan amounts >= \$2,000,000 require DSCR >= 1.00 and Debt Yield of 9% or greater (Net operating income/Loan amount = 9% or greater) • Reduce qualifying rents by any management fee reflected on the appraisal report |
| Eligibility Restrictions | <ul style="list-style-type: none"> • Citizens and Individuals from OFAC sanctioned countries are not eligible |
| Property Type | <ul style="list-style-type: none"> • Residential 5-8 Units • Mixed use 2-8 units. <ul style="list-style-type: none"> • 2-3 Units: Max 1 commercial unit • 4-5 Units: Max 2 commercial units • 6-8 Units: Max 3 commercial units • Commercial space must not exceed 49% of the total building area |
| Property Requirements | <ul style="list-style-type: none"> • Minimum 400 square feet per unit • Be accessible for year-round residential use. • Contains a full kitchen and bath. • Represent highest and best use of the property. • Not contain any health and safety issues. |
| Property Condition | <ul style="list-style-type: none"> • No fair and poor ratings • No environmental issues (Storage or use of hazardous material, ex. Dry cleaners, Laundromat) • No health or safety issues as noted by the appraiser (ex. Broker windows, stairs etc.) • No excessively deferred maintenance could become a health or safety issues for tenants. • No structural deferred maintenance (ex. Foundation, roof, electrical, plumbing) |



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| Unleased Units | <ul style="list-style-type: none"> Maximum 1 vacant unit on 2-3 Unit property; 2 vacancies on 4+ units. Note that properties |
| Appraisals | <ul style="list-style-type: none"> A full interior inspection with photos is required for all units. 5-8 Residential o FHLMC 71A, FNMA 1050 or similar short form used to appraise 5+ residential properties, or o Narrative report can be utilized but not required. 2-8 Mixed Use General Purpose Commercial Forms (i.e., GP Commercial Summary Form available from CoreLogic a la mode) The following attachments required for 5-8 Residential and 2-8 Mixed Use appraisal reports: <ul style="list-style-type: none"> Rent Roll o Income and Expense Statement Photos of subject including exterior/interior and street scene o Aerial photo Sketch or floor plan of typical units Map o Appraiser qualifications Review Product – A commercial BPO required for all loans. In Pennsylvania and North Carolina, a commercial evaluation product is used instead of a commercial BPO. |
| Mixed Use | <ul style="list-style-type: none"> Commercial use limited to retail, restaurant, or office space. Nothing hazardous - Residential/Commercial zoning acceptable. |
| Rural Property | <ul style="list-style-type: none"> Up to 2 acres, not meeting the rural definition, permitted |
| Income Requirements | |
| Income | <ul style="list-style-type: none"> Leased – Use lower of Estimated market rent or lease agreement. Short-Term Rental Income not eligible Vacant Unit(s) – Use 75% of market rents. Max: 1 vacancy on 2-3 Unit properties: 2 vacancies on 4+ Units. Reduce qualifying rents by any management fee reflected on appraisal report. 2-8 Mixed Use – Income from commercial space must not exceed 49% of the total property income |
| Underwriting Requirements | |
| Credit Score | <ul style="list-style-type: none"> Middle of 3 scores or lower of 2 of all Borrowers Use the highest decision score amongst all borrowers/guarantors. |
| Assets | <ul style="list-style-type: none"> 30-day asset verification required |
| Tradelines | <ul style="list-style-type: none"> Min: 2 reporting 24-months w/activity in last 12- months or 3 reporting 12-months w/recent activity For each borrower/guarantor who has three (3) credit scores, the minimum tradeline requirement is waived (all borrowers/guarantors must be evaluated individually). |
| Prepayment Penalty | <ul style="list-style-type: none"> Required on Investment Properties when permitted See PPP Requirements Matrix |
| Reserves | <ul style="list-style-type: none"> 6-months of PITIA Loan Amount > \$1.5M: 9-months of PITIA Loan Amount > \$2.5M: 12-months of PITIA Cash out may not be used to satisfy requirement |
| Gift Funds | <ul style="list-style-type: none"> Not allowed |
| Document Age | <ul style="list-style-type: none"> 90 days |