



RUBY FOREIGN NATIONAL INVESTMENT PROPERTY

Maximum LTV/CLTVs			DSCR (Investment Only)		
DSCR	Minimum Credit Score	Maximum Loan Amount	Purchase	Rate/Term Refinance	Cash-Out Refinance
>=1.00	680	1,000,000	75	65	65
		1,500,000	70	60	60
	Foreign Credit	1,000,000	75	65	65
		1,500,000	70	60	60
>=1.00	680	1,000,000	65	60	60
		1,500,000	65	NA	NA
	Foreign Credit	1,000,000	65	60	60
		1,500,000	65	NA	NA
Housing History					
· 0x30x12, if documented					
Credit Event Seasoning					
· BK/FC/SS/DIL/Mod:>=36 mo					
First Time Investor					
Allowed					
Unleased Properties					
Refinance: LTV reduction not required					
Declining Market and State/CBSA Restrictions					
Maximum eligible LTVs do not require a market adjustment for the Foreign National program.					
Ineligible locations: Puerto Rico, Guam, & the US Virgin Islands					
General Requirements					
Product Type	· Fixed Rate Terms: 15, 30, 40-years; 5/6 ARM, 7/6 ARM, 10/6 ARM (40-year term ARMs available when combined with interest only feature)				
Interest Only	· Eligible				
Loan Amounts	· Min: 150,000 · Max: 1,500,000				
Loan Purpose	· Purchase, Rate/Term, and Cash Out				
Occupancy	· Investment for all eligible foreign citizens				
Eligibility Restrictions	· Citizens and individuals from OFAC sanction countries are not eligible Florida Purchases: Loans secured by property located in the state of Florida made to foreign principals, persons, & entities are to include one of the following Affidavits published by the Florida Land Title Association: o Conveyances to Foreign Entities – By Individual Buyer o Conveyances to Foreign Entities – By Entity Buyer				
Property Type	<ul style="list-style-type: none"> · Single Family: Attached, Detached · 2-4 Units and Condominiums: Max LTV/CLTV · Purchase – 70%, Refinance – 65% · Condo Hotel: Max LTV/CLTV: · Purchase – 70%, Refinance – 65% · Rural: Not Eligible <p><u>Florida Condominiums:</u></p> <ul style="list-style-type: none"> · A structural inspection is required for projects: · greater than 5 stories; and over 30 years old (or 25 years if within 3 miles of the coast) · Projects with an unacceptable or no inspection are ineligible 				
Acreage	· DSCR maximum 2-acres				
Cash-In-Hand	<ul style="list-style-type: none"> · \$300,000 if LTV > 50% · \$500,000 for LTV <= 50% · Total equity withdrawn cannot exceed above limits 				
Appraisals	· FNMA Form 1004, 1025, 1073 with interior/exterior inspection. Appraisal review product required unless 2nd appraisal obtained.				



Income Requirements

Long-Term Rental Documentation and DSCR Calculation

Income	<ul style="list-style-type: none"> • Purchase Transactions: • Monthly Gross Rents are the monthly rents established on FNMA Form 1007 or 1025 reflecting long term market rents. • If the subject property is currently tenant occupied, the 1007 or 1025 must reflect the current monthly rent. • A vacant or unleased property is allowed without LTV restriction. • Refinance Transactions: • Required documentation: • FNMA Form 1007 or 1025 reflecting long-term market rents, and lease agreement. • If the lease has converted to month-to-month, then provide most recent two (2) months proof of receipt to evidence continuance of lease. If unable to provide evidence of receipt, the unit will be treated as vacant. • Monthly Gross Rent are determined by using the actual lease amount or estimated market rent from 1007/1025 as follows: • If using the lower of the actual lease amount or estimated market rent, nothing further is required. • If using a higher actual lease amount, evidence of 2-months of receipt is required, and the lease amount must be within 120% of the estimated market rent from the 1007/1025. If the actual rent exceeds the estimated market rent by more than 120% the rents are capped at 120%. • If using a higher estimated market rent from 1007/1025, it must be within 120% of the lease amount. If the estimated market rent exceeds the lease amount by more than 20%, the estimated market rent is capped at 120%. • A vacant or unleased property is allowed, LTV reduction not required. • DSCR Calculation: • Debt Service Coverage Ratio is the Monthly Gross Rents divided by the PITIA of the subject property. See this matrix for required Debt Service Coverage Ratios. • Gross rents divided by PITIA = DSCR
---------------	---

Short-Term Rental (e.g., Airbnb, VRBO, FlipKey) Documentation and DSCR Calculation

Income	<p>Short-term rentals are properties which are leased on a nightly, weekly, monthly, or seasonal basis.</p> <ul style="list-style-type: none"> • Short-Term Rental Income – Purchase and Refinance Transactions: • LTV is lesser of 70% for a purchase and 65% for a refinance, or the LTV based upon the DSCR/FICO/Loan balance. (Excludes Condo Hotel projects) • DSCR Calculation: • Monthly gross rents based upon a 12-month average to account for seasonality required. • Gross rents reduced by 20% to reflect extraordinary costs (i.e., advertising, furnishings, cleaning) associated with operating short-term rental property compared to non-short term property. If the rental documentation referenced below includes expenses, actual expenses should be compared to the 20% expense factor. If actual expenses are less than 20%, a minimum 20% expense factor is required to be utilized. If actual expense exceeds 20%, the actual expense factor should be used. • (Gross Rents * .80) divided by PITIA = DSCR. • When short-term rental income is documented using multiple sources, the lowest source of monthly income is to be utilized for calculating DSCR. • Any of the following methods may be used to determine gross monthly rental income: • A 1007 or 1025 Comparable Rent Schedule survey prepared by the appraiser reflecting long-term or short-term market rents. • The most recent 12-month rental history statement from the 3rd party rental/management service. The statement must identify the subject property/unit, rents collected for the previous 12-months, and all vendor management fees. The rental income will exclude all vendor or management fees. • The most recent 12-month bank statements from the borrower evidencing short-term rental deposits. Borrower must provide rental records for the subject property to support monthly deposits. • AIRDNA Rentalizer and Overview reports, accessed using the Explore Short-Term Rental data, must meet the following requirements: • Rentalizer (Property Earning Potential) • Only allowed for purchase transaction • Gross rents equal the revenue projection from the Rentalizer Report less the 20% extraordinary expense factor • Forecast period must cover 12 months from the Note date • The occupancy rate must be > 60% • Maximum occupancy limited to 2 individuals per bedroom • Must have five (5) comparable properties, all within the same ZIP code • Must be similar in size, room count, amenities, availability, and occupancy • Overview Report (Evaluate a Market) • Market score or Sub-Market Score by zip code. • Market Score or Sub-Market Score must be 60 or greater.
---------------	--



Underwriting Requirements	
Credit Score	<ul style="list-style-type: none"> · If score available, use the highest decision score amongst all borrower(s)/guarantor(s) · Middle of 3 scores or lower of 2, if available
Assets	<ul style="list-style-type: none"> · Min of 30-days asset verification
Reserves	<ul style="list-style-type: none"> · 6-months of PITIA · Cash out may be used to satisfy requirement
DTI Requirements	<ul style="list-style-type: none"> · (DSCR – no DTI component)
Gift Funds	<ul style="list-style-type: none"> · Not allowed
Document Age	<ul style="list-style-type: none"> · 90-days
Tradelines	<ul style="list-style-type: none"> · US credit: Min 2 reporting 24-months or 3 reporting 12-months, for borrowers
Prepayment Penalty - Investment Property Only	<ul style="list-style-type: none"> · Prepayment periods up to 5-Years eligible, see rate sheet · Penalties not allowed in AK, KS, MI, MN, NM, OH and RI · Penalties not allowed on loans vested to individuals in IL & NJ · Penalties not allowed on loan amounts less than \$312,159 in PA · Only declining prepayment penalty structures allowed in MS



RUBY

Statewide		CBSA-Specific	
State Name	State	CBSA Name	CBSA Code
Connecticut	CT	Phoenix-Mesa-Scottsdale, AZ	38060
Idaho	ID	Sacramento-Roseville, CA	40900
Illinois	IL	San Francisco-Oakland-Hayward, CA	41860
Louisiana	LA	San Jose-Sunnyvale-Santa Clara, CA	41940
New Jersey	NJ	Santa Cruz-Watsonville, CA	42100
New York	NY	Boulder, CO	14500
		Breckenridge, CO	14720
		Sevierville, TN	42940
		Austin-Round Rock, TX	12420