

RENTAL PORTFOLIO LOANS

DSCR loans for new and experienced real estate investors seeking long-term rental financing for 3 or more properties nationwide.



LOAN AMOUNT
\$50k - \$2M



TERM
30 Years
(with step-down
prepayment penalty)



DSCR¹
1.10



RATES²
Starting at 6.5%



CREDIT SCORE
660 Minimum

LTV³

Purchase: The Lesser of Up to 80% of the As-Is Value or Up to 80% LTC

Refinance: Up to 80% of the As-Is Value

Cash-Out: Up to 75% of the As-Is Value

COLLATERAL

Non-Owner Occupied 1-4 Unit Residential Properties

Average Minimum As-Is Value: \$100k
(each property must be at least \$75k)

REQUIREMENTS⁴

- Completed Application
- Photo ID
- Purchase Agreement (if applicable)
- Payoff Statement (if applicable)
- Verification of Mortgage (if applicable)
- Credit / Background Reports
- Borrower Experience
- Two Most Recent Bank Statements
- Appraisals & Collateral Desktop Analyses
- Property Management Questionnaire
- Property Management Agreement (if applicable)
- Lease(s) (if applicable)
- Proof of Rent (if applicable)
- Corporate Documents
- Lender's Title Policy
- Insurance with Mortgagee Clause
- No Subordinate Liens Permitted
- Personal Guaranty

LONG-TERM RENTAL LOAN FEES⁵ (1-4 UNIT PROPERTIES)

	DUE DATE	COST
Credit Report	After application review	\$24.99
Background Report	After application review	\$24.99
Appraisal ⁶	Once appraisal is ordered	Determined by / paid to appraisal company. Based on property and loan type
Collateral Desktop Analysis	Once appraisal is received	\$99 / property
Legal/Document Fees	At closing	\$995 for first property + \$250 per each additional property in portfolio
Underwriting Fee	At closing	\$495
Processing Fee	At closing	\$90
Origination Points	At closing	Based on loan size and number of points (rate buy-down available)
Title Fees ⁷	At closing	Determined by / paid to title company.

¹ Average DSCR must be at least 1.10 with no property falling below 1.0

² Rate based on by credit score, LTV, experience level

³ Max LTV based on by credit score, experience level, ARV.

⁴ Green Block Inc. reserves the right to modify, add, or remove requirements at any time without notice.

⁵ Green Block Inc. reserves the right to modify, add, or remove fees at any time without notice.

⁶ Depending on loan type, As-Is, ARV, and/or market rent appraisals may be required. All appraisal orders include tax certification, flood zone certification, included in the cost.

⁷ Title fees may include, but not limited to: Lender's title policy premium, closing fee, recording fees, tax verification, overnight delivery, policy updates or endorsements (heavy rehab projects only).