

LONG-TERM RENTAL LOAN PROGRAM

DSCR loans for new and experienced real estate investors seeking long-term rental financing for 1-4 units nationwide.



LOAN AMOUNT
\$65K - \$1.5M



TERM
30 Years
(step-down
prepayment penalty)



DSCR¹
1.10



RATES²
Starting at 6.49%



CREDIT SCORE
680 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 Family Real Estate; Condo; Townhomes; Minimum as-is value \$100k

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
- Appraisal & Collateral Desktop Analysis
- 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 ⁵ | Once appraisal is ordered | Determined by / paid to appraisal company. Based on property and loan type |
| Collateral Desktop Analysis | Once appraisal is received | \$129 |
| Legal/Document Fees | At closing | \$995 |
| 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 For FICO 720+. DSCR of 1.2 required for <720 FICO or foreign nationals

2 Rates based on credit, experience, LTV, and number of origination points paid at close

3 Max LTV based on credit and experience

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 As-Is and rent appraisals 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).