

**LONG-TERM RENTAL LOAN PROGRAM****(1-4 UNITS)**

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



**LOAN AMOUNT**  
\$50k - \$2M



**TERM**  
30 Years  
(step-down  
prepayment penalty)



**DSCR<sup>1</sup>**  
1.05



**RATES<sup>2</sup>**  
Starting at 7.5%



**CREDIT SCORE**  
660 Minimum

**LTV<sup>3</sup>**

**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; Short-Term Rentals Eligible  
Minimum as-is value \$135k

**REQUIREMENTS<sup>4</sup>**

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

## LONG-TERM RENTAL LOAN FEES<sup>5</sup> (1-4 UNIT PROPERTIES)

	DUE DATE	COST
Credit Report	After application review	\$24.99
Background Report	After application review	\$24.99
Appraisal <sup>6</sup>	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	\$525
Processing Fee	At closing	\$90
Origination Points	At closing	Based on loan size and number of points (rate buy-down available)
Title Fees <sup>7</sup>	At closing	Determined by / paid to title company.

1 For credit scores 720+. For credit scores 700 -719 minimum DSCR is 1.10. Credit <700 minimum DSCR is 1.15.

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).