

LONG-TERM RENTAL LOAN PROGRAM

(5+ UNITS & MIXED-USE)

DSCR loans for new and experienced real estate investors seeking long-term rental financing for 5+ units or mixed-use properties nationwide.



LOAN AMOUNT
\$250k - \$3M



TERM
30 Years
(step-down prepayment penalty)



DEBT SERVICE COVERAGE RATIO
1.20
(may vary based on market)



RATES¹
Starting at 7.49%



CREDIT SCORE
680 Minimum

LTV²

Purchase: The Lesser of Up to 70% of the As-Is Value or Up to 70% LTC

Refinance: Up to 65% of the As-Is Value

Cash-Out: Up to 65% of the As-Is Value

COLLATERAL

Non-Owner Occupied 5+ Units; Mixed-Use (>70% Residential) Minimum As-Is Value \$50K/unit
Maximum Units: 10 (exceptions may apply)

REQUIREMENTS³

- Completed Application
- Photo ID
- Purchase Agreement (if applicable)
- Payoff Statement (if applicable)
- Verification of Mortgage (if applicable)
- Credit / Background Reports
- Borrower Experience
- Proof of Liquidity (5% of Loan Amount)
- Appraisal & SITUS
- Environmental Screening
- Survey
- Property Management Questionnaire
- Property Management Agreement
- Leases (if applicable)
- Rent Roll
- Corporate Documents
- Lender's Title Policy
- Insurance with Mortgagee Clause
- Minimum Occupancy 90%
- Loan Docs with Personal Guaranty

LONG-TERM MULTI-FAMILY LOAN FEES⁴

	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 specifics
SITUS	Once appraisal is received	\$500
Survey	After appraisal is ordered	Determined by and paid to surveyor
Environmental Screening	After appraisal is ordered	\$150
Feasibility Study	If required; for heavy rehab only	\$400
Legal / Document Fees	At closing	\$995
Underwriting Fee	At closing	\$525
Processing Fee	At closing	\$90
Origination Fee	At closing	Based on loan size and number of points
Title Fees ⁶	At closing	Determined by / paid to title company

¹ Rates based on credit, experience, LTV, and number of origination points paid at close

² Max LTV based on credit and experience

³ Green Block Inc. reserves the right to modify, add, or remove requirements at any time without notice

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⁵ Loan type determines type of appraisal ordered. All appraisal orders include tax certification, flood zone certification, included in the cost.

⁶ Title fees may include, but not limited to: Lender's title policy premium, closing fee, recording fees, tax verification, overnight delivery.