



# Investor Flex (DSCR) 30 Year Fixed - Yellow Matrix

The matrix below is applicable for loans submitted to UWM on or after May 8, 2024.

Investment Only

PURCHASE & RATE AND TERM REFINANCE						Feedback
Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV	Min FICO	Months of Reserves	
1-4 Unit	\$2,000,000	≥ 1.00	80%	680	6	
	\$1,500,000	≥ 1.00	75%	640	6	
		< 1.00	70%	680	6	
	\$1,000,000	< 1.00	65%	640	6	

## CASH-OUT REFINANCE

Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV	Min FICO	Months of Reserves
1-4 Unit	\$2,000,000	≥ 1.00	75%	680	6
	\$1,500,000	≥ 1.00	70%	640	6
		< 1.00	65%	680	6
	\$1,000,000	< 1.00	60%	660	6



## BASIC PRODUCT PARAMETERS

No appraisal waivers allowed		Pricing will be affected when using less than 12 months of reserves
Cash Out proceeds <u>can</u> be used as reserves	Cash Out proceeds are limited to \$1,000,000	First time homebuyers not permitted
Manufactured Homes are not permitted	Prepayment Penalties: 3/2/1; 2/1; 1/1	Prepayment Penalties by state as permissible by law

## BASIC PRODUCT PARAMETERS

Temporary buydowns not available	Loan must be deemed business purpose loans and be exempt from the ATR and QM	See Escrow Waiver Policy for eligibility and state criteria
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## STATE REQUIREMENTS

Not permitted in West Virginia

*\*\*Please refer to the current Investor Flex Guidelines for detailed underwriting guidelines, reserves, and documentation requirements.*

*All borrowers on the loan must have a FICO score and must meet the FICO requirement. \*\**

DATE UPDATED: 9/9/2024

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Feedback

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