



Investor Flex DSCR 30 Year Fixed Blue Matrix

Updated April 9, 2025

Applicable to all loans imported on or after April 9, 2025

Investment Only

PURCHASE & RATE AND TERM REFINANCE						
Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV	Min FICO ¹	Min Months of Reserves	
1-4 Unit	\$3,000,000	≥ 1.00	80%	700	3	
			75%	680		
		≥ 1.20	70%	660		
	\$1,500,000	≥ 0.80	70%	680		

¹FICO <=660 not permitted in Massachusetts or Nevada

CASH-OUT REFINANCE

Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV	Min FICO ¹	Min Months of Reserves
1-4 Unit	\$2,500,000	≥ 1.00	75% 70%	700 680	3

¹FICO <=660 not permitted in Massachusetts or Nevada

BASIC PRODUCT PARAMETERS

Minimum loan amount \$50,000	No appraisal waivers allowed	Cash out proceeds <u>can</u> be used as reserves	Cash Out proceeds limited to \$500,000	
First time homebuyers not permitted	Manufactured Homes not permitted		Loan must be deemed a business purpose loan and be exempt from the ATR and QM	
Temporary buydowns not permitted	Prepayment Penalties: 3/2/1; 2/1; 1/1	Prepayment Penalties by state as permissible by law	See Escrow Waiver Policy for eligibility and state criteria	

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: 4/9/2025

PROPRIETARY AND CONFIDENTIAL TO UWM - FOR USE BY UWM APPROVED PARTIES ONLY. NMLS #3038 

 Feedback