



Investor Flex (DSCR) 30 Year Fixed - Orange Matrix

Investment Only

PURCHASE & RATE AND TERM REFINANCE					
Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV ¹	Min FICO	Months of Reserves
1-4 Unit	\$2,000,000	≥ 1.00	75%	720	Loan amounts $\leq \$500,000$: 3 months
			70%	700	
			65%	680	
			60%	660	
			65%	700	
	\$1,500,000	≥ 1.00	65%	740	Loan amounts $> \$500,000$: 6 months
			75%	700	
			70%	680	
			65%	660	
			70%	700	
	\$1,000,000	≥ 1.00	70%	740	
			65%	700	
			80% ²	720	



PURCHASE & RATE AND TERM REFINANCE

			75%	680
			70%	660
≥ 0.75	≥ 0.75	75%	700	
		70%	680	
	≥ 0.00	75%	740	
		70%	720	
	65%	700		
		680 ³		
	≥ 0.00	60%	660	

¹Max LTV reduction of 5% is required when the subject property is in a declining market. ²Max LTV of 75% for 2-4 unit and Condos. ³Available for Purchases Only.

CASH-OUT REFINANCE

Units	Max Loan Size	DSCR	Max LTV/CLTV/HCLTV ¹	Min FICO	Months of Reserve	Feedback
1-4 Unit	\$2,000,000	≥ 1.00	60%	700	Loan amounts ≤\$500,000: 3 months	
		≥ 0.00	60%	740		
	\$1,500,000	≥ 1.00	70%	700	Loan amounts ≤\$500,000: 3 months	
			60%	660		
		≥ 0.75	65%	700		
		≥ 0.00	60%	700		
	\$1,000,000	≥ 1.00	75%	720	Loan amounts >\$500,000: 6 months	
			70%	700		

CASH-OUT REFINANCE

		65%	660
	≥ 0.75	70%	720
		65%	700
	≥ 0.00	65%	740
		60%	660

¹Max LTV reduction of 5% is required when the subject property is in a declining market

FIRST-TIME INVESTORS

Minimum FICO 700	Minimum DSCR 1.00
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BASIC PRODUCT PARAMETERS			
Minimum loan amount \$75,000	10% Max LTV reduction for unleased properties on Refinance transactions	Loan must be deemed a business purpose loan and be exempt from the ATR and QM	
Cash Out proceeds <u>can</u> be used as reserves	LTV >60% Cash Out proceeds limited to \$500,000	Prepayment Penalties: 3/2/1; 2/1; 1/1	Prepayment Penalties by state as permissible by law
No appraisal waivers allowed	First time homebuyers not permitted	Manufactured Homes not permitted	
Non-Permanent Resident Alien: Max 75% LTV/CLTV, No Cash-Out	Temporary buydowns not permitted	See Escrow Waiver Policy for eligibility and state criteria	



STATE REQUIREMENTS

Not permitted in West Virginia

DATE UPDATED: 6/6/2025

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

 Feedback