

### 30 Year Loans for Residential and Vacation Rental Properties

LTV							
Credit Score	≤55	55.01- 60	60.01-65	65.01 - 70	70.01-75	75.01-80	
760+	5.900	5.975	6.100	6.250	6.450	6.700	
740-759	6.025	6.100	6.225	6.375	6.575	6.825	
720-739	6.250	6.325	6.450	6.600	6.800	7.050	
700-719	6.550	6.625	6.650	6.800	7.000	7.650	
680-699	7.125	7.125	7.125	7.250	7.625		
LOAN TERMS			RATE ADJUSTMENTS				
Term/Amortization	30 Years (no balloons)		Rate Structure	5/6 ARM		0.000	
Max LTV	80%			7/6 ARM		0.100	
Underwriting Fee	\$1,645			30 Year Fixed		0.200	
Small Loan Fee	\$1,500 (loans between \$75k and <\$125k)			IO*		0.250	
BORROWER REQUIREMENTS			Origination Fee	0%		0.000	
Borrower Types	Investor Only			0.5%		-0.150	
	Individuals, LLCs, corporations and limited partnerships			1%		-0.300	
	U.S. Citizens; permanent resident aliens			1.5%		-0.450	
				2%		-0.600	
Minimum Assets	6 mos PITIA net of down payment and closing costs			2.5%		-0.700	
Credit	Middle score of 3			3%		-0.800	
	Min. active tradeline requirements						
	DIL - 3 yrs						
	Limitations on late payments						
PROPERTY REQUIREMENTS			Loan Size	\$2,000,000+		0.750	
Property Types	1-4 unit single-family residential, townhomes, condos,			\$1,500,000 to \$2,000,000		0.250	
Min Property Value	\$125k (higher minimums in certain areas)			\$250k to \$1,499,999		0.000	
Property Condition	C1- C4 (no deferred maintenance)			\$125k to \$249,999		0.250	
DSCR	Min. 1.00 (some exceptions apply)			\$100k to \$124,999		0.500	
Lease Status	Leased or unleased; must be rent ready			\$75k to \$99,000		1.250	
BROKER PAYOUT		NEW RATE ADD-ON			5/5/5/5/5 ****		-0.250
0.25	0.062		3/3/3 *****		-0.175		
0.5	0.125		5/4/3/2/1		0.000		
0.75	0.187		3/2/1		0.250		
1	0.25		3/0/0		0.500		
1.25	0.312		0/0/0***		1.000		
1.5	0.375		Program Type	Cash-Out Refinance		0.375	
1.75	0.437			Short-Term Rental Properties		0.250	
2	0.5		Property Type	Condo Properties		0.200	
				2-4 Units		0.250	
			DSCR (LTR Only)	DSCR > 1.20**		-0.125	
				DSCR < 1 to 0.75			
				LTV ≤ 65		0.500	
* 720 Fico required for Refinance Minimum Rate: 6.625%							
** Not available on IO							
*** Zero-prepayment penalty required in NM, KS,OH,MD, RI (Purchase) PA Loan Amount < \$210,737							

\* 720 Fico required for Refinance Minimum Rate: 6.625%  
 \*\* Not available on IO  
 \*\*\* Zero-prepayment penalty required in NM, KS, OH, MD, RI (Purchase)  
 PA Loan Amount < \$319,777  
 \*\*\*\* Not eligible in MS  
 \*\*\*\*\* Available only on 5/6 ARM with 720+ FICO, No IO, DSCR ≥ 1 only.  
 Minimum rate 6.25% for 3/3/3 only for 3/3/3 only.

Information is intended for mortgage professionals. Additional requirements and minimum rates apply to rate sheet. Ask your Account Executive for all additional requirements. This overview is subject to change without notice and is subject to Visio Lending's and Investor Mortgage Finance's underwriting guidelines and all applicable federal state rules and regulations. Broker Approval is required prior to loan funding. Lending on 1-4 units in all states and D.C. except: AK, MN, NE, NV, ND, OR, SD, UT, VT. All loans are originated by Visio Financial Services Inc. ("VFS") or Investor Mortgage Finance LLC ("IMF"). VFS is licensed by the California Department of Business Oversight as a California Finance Lender, license number 60DBO-56345 as well as by the Arizona Department of Financial Institutions as an Arizona Mortgage Banker, license number 1010600. VFS's company NMLS ID number is 1935590. IMF is licensed by the Arizona Department of Financial Institutions as an Arizona Mortgage Banker, license number 1034031. IMF's company NMLS ID number is 2297