

DSCR Checklist

Please upload all documents through our broker portal.

**FL Submission Form**

**Current Mortgage Statements**

* Mortgage statements on subject and primary properties - include HOI, HOA (if applicable), and tax info
* Any properties showing on the credit report need to be disclosed on the 1003

**Signed/Dated completed SS89 (E-signed ok with cert.)**

# Assets – Down Payment, Closing Costs, Etc.

* 2 months consecutive bank statements showing sourcing and seasoning of funds for the down payment (if purchase) and reserves (if required per program)

# Property

* Purchase Contract (if purchase)
* Prelim within 60 days of submission
* Property Profile (if refinance)
* 1076 Condo Cert (if required)

# If Rate/Term Refinance or Cash-Out Refinance

* Existing lease agreement with 2 months bank statements showing rental income received
* If the subject property is leased on a short-term basis utilizing an online service such as Airbnb, gross monthly rents can be determined by using a 12-month lookback period and either 12-monthly statements or an annual statement provided by the online service to document receipt of rental income.

# 1003 Instructions

* Please leave the income and employmentsections of the 1003 blank

\*Restrictions and Important Notes – If any of the below are of concern, please see your account executive:

* DSCR may adjust max LTV and pricing
* First-Time Investor max LTV is 70%
* Gift funds permitted after 10% of borrowers own funds (except no gift funds permitted for first-time investors)
* Rural properties not permitted
* Living rent-free max LTV 65% with min FICO 700+