

# NICHES

## No Ratio

- » Max Loan: \$2M
- » 70% LTV Purchase & R/T
- » Min Credit: 700
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » 1-4 Unit Residential

## DSCR .80 - .99

- » Max Loan: \$2M
- » 70% LTV Purchase & R/T
- » Min Credit: 700
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » I/O Available

## DSCR 1.00 - 1.19

- » Max Loan: \$2M
- » 80% LTV Purchase & R/T
- » Min Credit: 680
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » I/O Available

## DSCR 1.20+

- » Max Loan: \$1.5M
- » 75% LTV Purchase & R/T
- » Min Credit: 720
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » I/O Available

## Bank Statement

- » Max Loan: \$3M
- » Up to 85% LTV
- » Min Credit: 660
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » 2<sup>nd</sup> Home or Investor: 80%

## P&L

- » Max Loan: \$2.5M
- » Up to 80% LTV
- » Min Credit: 680
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » 2<sup>nd</sup> Home or Investor: 75%

## 1099

- » Max Loan: \$3M
- » Up to 85% LTV
- » Min Credit: 660
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » 2<sup>nd</sup> Home or Investor: 80%

## 5-8 Residential

- » Max Loan: \$2.5M
- » Up to 75% LTV
- » Min Credit: 660
- » Multi-Fam: 5-8 Units
- » DSCR ≥ 1.10
- » 30-Yr Fixed & I/O Available

## Asset Qualification

- » Max Loan: \$3M
- » Up to 85% LTV
- » Min Credit: 660
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » 2<sup>nd</sup> Home or Investor OK

## Non-Warrantable Condos

- » Max Loan: \$3M
- » Up to 85% LTV
- » Min Credit: 660
- » Investor R/T: 80% LTV
- » Investor Concentration: 60%

## Full Doc

- » Max Loan: \$3M
- » Up to 85% LTV
- » Min Credit: 660
- » Unlimited Cash-Out  
LTV ≤ 60%; >60% \$500K
- » 2<sup>nd</sup> Home or Investor: 80%

## Foreign National

- » Max Loan: \$3M
- » Up to 75% LTV
- » Min Credit: Not Req
- » Max DTI: 50%
- » DSCR 1.0
- » No Credit Reference Letters

- ✔ Full Income Desk Access – Obtain UW-level income analysis on all bank statement loans before you even originate the loan
- ✔ Scenario/Condo Desk Access – Have complete review of condo docs & access scenario desk to assist in the restructure of loans
- ✔ Appraisal Desk – We can help with the review of properties up front or appraisal issues
- ✔ LLC Desk – Clear considerations with LLC Docs

## Non-TRID Business Purpose Loans

- ✔ Non-TRID – All NOOs treated as Non-TRID Loans
- ✔ Non-Licensed Business Purpose Brokers – OK
- ✔ Close More – No state license required for NOO business purpose loans in 30+ states!
- ✔ Close Faster – No TRID waiting periods = faster file flow
- ✔ Comp flexibility – Split comp (charge up to 3% up front and 2% in the back). Your comp is not fixed, even on lender-paid. You do not have to disclose your fees upfront\*

\* (Business purpose only)

This advertisement is not intended for consumers.

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1393 Veterans Memorial Hwy,  
Suite 308N | Hauppauge, NY 11788  
[www.LoganWholesale.com](http://www.LoganWholesale.com)



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### BORROWERS

- » First Time Home Buyers OK (Yes, even on DSCR)
- » Rent Free OK
- » First Time Investors OK (Even on DSCR)
- » Non-Occupant co-borrowers OK
- » No max payment shock calculation
- » 100% Gift Funds allowed NO borrower min required (except reserves – even on DSCR)

### PROPERTY - APPRAISAL

- » New appraised value after only 6 months
- » Transferred Appraisals are OK
- » Only 1 appraisal up to \$2 million dollars loan amount

### CONDOS

- » No LTV restrictions/reductions on Non-Warrantable Condos!
- » Investor Occupancy up to 60%
- » Single Entity up to 25% (Developer Excluded, can own >25%)
- » Commercial Space up to 50% for project 50 units or more
- » Budgeted Reserves down to 5% of Expenses
- » New Project Presale, 25% OO/2nd Home within the 1st 18 months of marketing

### CREDIT

- » If borrower's score increases, we use higher score
- » We do not pull broker's credit for broker package
- » We use the highest borrower's score on DSCR loans

### CASH-OUT

- » No Seasoning on Rate & Term or Cash Out
- » 6 months seasoning on Cash Out to use new appraised value
- » Unlimited Cash-Out LTV ≤ 60%; >60% \$500K

### RESERVES/ASSETS

- » All reserves can be from cash out
- » Cash Value on 401K, Life Insurance for Reserves

### DSCR

- » We use the highest applicants' middle score!
- » Max Loan \$2 million
- » Minimum .80 DSCR
- » First Time Home Buyer OK
- » First-Time Investors are Allowed
- » 5-8 Unit Apartment Buildings – OK!
- » Use IO payments to Qualify
- » Can Close in LLC or Corp. vesting
- » We allow VRBO or Airbnb statements
- » 100% Gift Funds for DP and Closing Costs
- » Unlimited Cash-Out LTV ≤ 60%; >60% \$500K
- » Vacant properties are ok
- » Investor LLC Loans DO NOT SHOW ON CREDIT

### P&L

- » No bank statements/tax returns required for income
- » Use actual net income
- » CPA or Authorized Agent Prepared

### 1099

- » Use a low 10% expense factor
- » YTD Bank statements within 10% of 1099 gross

### BANK STATEMENT

- » Up to 85% LTV
- » Combine bank statements from multiple businesses
- » Use bank statements for Real Estate Investors
- » No limit on NSFs on bank statements

### ASSET UTILIZATION

- » Up to 85% LTV
- » 60-month calculation
- » Can be added to full doc income
- » Take 100% of assets and divide by 60, no asset haircuts!
- » Only 2 months documentation required

### FOREIGN NATIONAL

- » Foreign National valid passport only up to \$3 million
- » No Visa, Credit Score, or Credit Letters or Tradelines
- » No housing history required
- » VOE for wage earner & Accountant letter for Self Employed

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