



Effective 05/01/2025

INVEST STAR CREDIT MATRIX

DSCR

Eligibility	Description
DSCR Ratio	<ul style="list-style-type: none"> As defined in the matrix below
DSCR Calculation	<ul style="list-style-type: none"> Rental income divided by PITIAA • Lesser of the lease or Form 1007/1025 Vacant properties use 1007/1025 (No LTV restrictions) 1007/1025 may be used for gross rents if within 20% tolerance of actual lease Lease may be used with 2 months canceled checks to support higher rent
Short Term Rental	<ul style="list-style-type: none"> Purchase and Refinance: 100% of income documented by 12 month history of deposits from eligible sources like Airbnb or VRBO Purchase Only: 75% of income documented by 1007 or property management report
Real Estate Owned	List all properties to meet the experience requirement and those properties associated to mortgage liabilities on credit.

LOAN TYPE RESTRICTIONS

Transaction Type	Fico	DSCR \geq 1.00			
		\leq \$1.0M	\leq \$1.5M	\leq \$2.0M	\leq \$3.0M
Purchase	760 +	85% ⁽⁵⁾	80%	75%	70%
	740 - 759	85% ⁽⁵⁾	80%	75%	70%
	720 - 739	80%	75%	70%	65%
	700 - 719	75%	70%	65%	60%
	680 - 699	75%	70%	65%	60%
	660 - 679	70%	65%	60%	55%

LOAN TYPE RESTRICTIONS CONTINUED					
Transaction Type	Fico	DSCR \geq 1.00			
		\leq \$1.0M	\leq \$1.5M	\leq \$2.0M	\leq \$3.0M
Rate/Term Refinance	760 +	80%	75%	70%	65%
	740 - 759	80%	75%	70%	65%
	720 - 739	80%	75%	70%	65%
	700 - 719	75%	70%	65%	60%
	680 - 699	75%	70%	65%	60%
	660 - 679	70%	65%	60%	55%
Transaction Type	Fico	DSCR \geq 1.00			
		\leq \$1.0M	\leq \$1.5M	\leq \$2.0M	\leq \$3.0M
Cash Out Refinance	760 +	75%	70%	70%	65%
	740 - 759	75%	70%	70%	65%
	720 - 739	75%	70%	70%	65%
	700 - 719	75% ⁽¹⁾	65%	65%	60%
	680 - 699	70% ⁽¹⁾	65%	65%	60%
	660 - 679	65% ⁽¹⁾	60%	60%	55%
Transaction Type	Fico		DSCR \geq .75 < 1.00 ⁽³⁾		
			\leq \$1.0M	\leq \$1.5M	\leq \$2.0M
Purchase	760 +		75%	70%	65%
	740 - 759		75%	70%	65%
	720 - 739		75%	70%	65%
	700 - 719		75%	70%	65%
	680 - 699		70%	70%	65%
	660 - 679		70%	65%	60%
Transaction Type	Fico		DSCR \geq .75 < 1.00 ⁽³⁾		
			\leq \$1.0M	\leq \$1.5M	\leq \$2.0M
Rate/Term Refinance	760 +		70%	65%	60%
	740 - 759		70%	65%	60%
	720 - 739		70%	65%	60%
	700 - 719		70%	65%	60%
	680 - 699		65%	65%	60%
	660 - 679		65%	65%	60%

LOAN TYPE RESTRICTIONS CONTINUED				
Transaction Type	Fico	DSCR \geq .75 < 1.00 ⁽³⁾		
		\leq \$1.0M	\leq \$1.5M	\leq \$2.0M
Cash Out Refinance	760 +	70%	65%	60%
	740 - 759	70%	65%	60%
	720 - 739	70%	65%	60%
	700 - 719	70% ⁽¹⁾	65%	60%
	680 - 699	65% ⁽¹⁾	65%	60%
	660 - 679	65% ⁽¹⁾	60%	60%
Transaction Type	Fico	DSCR < .75 ⁽⁴⁾		
		\leq \$1.0M	\leq \$1.5M	\leq \$2.0M
Purchase	760 +	75%	70%	65%
	740 - 759	75%	70%	65%
	720 - 739	70%	65%	NA
	700 - 719	65%	65%	NA
	680 - 699	65%	NA	NA
	660 - 679	60%	NA	NA
Transaction Type	Fico	DSCR < .75 ⁽⁴⁾		
		\leq \$1.0M	\leq \$1.5M	\leq \$2.0M
Rate/Term Refinance	760 +	70%	70%	65%
	740 - 759	70%	70%	65%
	720 - 739	70%	65%	NA
	700 - 719	65%	65%	NA
	680 - 699	60%	NA	NA
	660 - 679	60%	NA	NA
LOAN TYPE RESTRICTIONS CONTINUED				
Transaction Type	Fico	DSCR < .75 ⁽⁴⁾		
		\leq \$1.0M	\leq \$1.5M	\leq \$2.0M
Cash Out Refinance	760 +	65%	60%	60%
	740 - 759	65%	60%	60%
	720 - 739	60%	60%	NA
	700 - 719	60%	60%	NA
	680 - 699	60%	NA	NA
	660 - 679	60%	NA	NA

PRODUCT TYPE RESTRICTIONS

Eligibility	Max LTV Purchase	Max LTV R&T	Max LTV Cash Out
2 - 4 Units	80%	80%	75%
Short Term Rental	75% ⁽²⁾	70%	70%
Non-Warrantable Condo	75%	75%	70%
Condotel	75%	70%	65%
Interest Only	80%	75%	75%
Foreign National	75%	70%	65%
Non-Permanent Resident	75%	70%	70%
PRODUCT TYPE RESTRICTIONS			
(1) Cash Out Fico < 720	<ul style="list-style-type: none"> • Fico 680 - 719 and the LTV is greater than 70% or • Fico 660 - 679 and the LTV is greater than 65% the following limitations apply: <ul style="list-style-type: none"> • Max loan amount of \$750,000 • Max cash out proceeds \$100,000 		
(2) Short Term Rental	In addition to all short term rental guidelines: <ul style="list-style-type: none"> • 75% max LTV purchase requires 700 fico • 0x30x12 mortgage rating • 1.00 short term rental DSCR ratio • Max \$1,500,000 loan amount 		
(3) DSCR \geq .75 < 1.00	<ul style="list-style-type: none"> • 2-4 Units and Condos Max LTV Purchase 75% / Refinance 70% • Interest only requires a 700 fico and max LTV of 75% • Vacant properties ineligible for refinances • 5% LTV reduction on declining markets (See Declining Markets Table in guide) • Minimum \$150,000 loan amount • No Non-Warrantable Condo • No Condotel • Mortgage History rating of 0x30x12 • First time investors not allowed • 12 Months Reserves Required 		
(4) DSCR < .75	<ul style="list-style-type: none"> • 2-4 Units and Condos Max LTV Purchase 75% / Refinance 70% • Interest only requires a 700 fico and max LTV of 70% • LTV > 65% max cash out of \$500,000 • LTV \leq 65% max cash out of \$1,000,000 • Vacant properties ineligible for refinances • 5% LTV reduction on declining markets (See Declining Markets Table in guide) • Minimum \$150,000 loan amount • No Non-Warrantable Condo • No Condotel • Mortgage History rating of 0x30x12 • First time investors not allowed • 12 Months Reserves Required 		
(5) LTV > 80%	<ul style="list-style-type: none"> • Minimum credit score 740 • Minimum DSCR 1.00 • 12 months PITIA reserves • No First Time Investors • 0 x 30 x 12 required • Delegated correspondent not eligible 		

PRODUCT	
Eligibility	Description
Fixed Products	30 Year fixed or 40 Year fixed interest only
Arm Products (30 Year Amortization)	30 Year Term • 5 year 6 month SOFR arm • 7 year 6 month SOFR arm Margin 3.5% • Index: 30-day average SOFR • Floor: Start rate 2.0% Initial cap / 2.0% Annual cap / 5.0% Life cap
Interest Only Term	120 Months
Loan Amount	Minimum loan amount \$75,000 • Maximum loan amount \$3,000,000
Prepayment Penalty	Fixed percentage 1-5 year term with a 5% fixed penalty Declining structure starting at 5% with a floor of 3%
Prepay Restrictions	Not allowed in AK, KS, MN, NM, RI Allowed with conditions in IL, MS, NJ, OH, PA
Escrows	Escrow waiver allowed with conditions, see client guide
Cash Out Proceeds	Must be used for a business purpose Max cash in hand limited to \$500,000 for LTV greater than 65% There is no cash in hand limitation for loans equal to or less than 65% LTV
Appraised Value Seasoning	No seasoning to use appraised value for a Rate and Term Refinance 3 months seasoning for a Cash Out Refinance <ul style="list-style-type: none"> • Max loan amount lesser of \$750,000 or purchase price plus improvements • Minimum Fico of 680 6 months seasoning for a Cash Out Refinance <ul style="list-style-type: none"> • No additional restrictions No seasoning required to use appraised value on properties obtained through inheritance, divorce, or separation
Occupancy	Investment only
Secondary Financing	Not allowed
Land Contract • Lease with Option to Purchase	Eligible as a rate and term refinance if seasoned for 12 months with a payment history of 0x30 for 12 months supported by canceled checks
Delayed Financing	Eligible when a property was purchased by a borrower for cash within 180 days of the loan application • Rate and Term loan/LTV limits apply
Fees	\$1,449 Underwriting Fee • \$150.00 Desk Review Fee If applicable: \$250.00 Texas Legal Document Review If applicable: \$250.00 Entity Review Fee • If applicable: \$695.00 Processing Fee

BORROWER

Eligibility	Description
Eligible Borrowers	US Citizen • Permanent Resident • Non-Permanent Resident • Foreign National US Domiciled Entity • Living Trusts
Foreign National	<ul style="list-style-type: none"> • Minimum credit score 680 • Default score of 680 when US credit unavailable • 12 Months Reserves • See guide for visa requirements • Minimum DSCR 1.00 • \$150,000 minimum loan amount ACH required on all loans
ACH Requirements	<ul style="list-style-type: none"> • Required on all cash out refinances with a qualifying score below 700 • Required on all cash out refinances with an LTV greater than 70% • Required on all DSCR ratios less than 1
Max Borrowers	Max 4 individuals or 2 entities
Vesting	Natural persons • US Domiciled Entity • Living Trusts
Experience	Must own an investment property for 12 months during the last 3 years
First Time Investor	Must own primary residence for 12 months during the last 3 years (Max 75% LTV)
First Time Homebuyer	Ineligible
Exposure	No more than \$5,000,000 or 15 properties to one single borrower

CREDIT

Eligibility	Description
Decision Credit Score	Minimum score 660 A minimum of two scores must be reporting Use the lower of two or middle of three credit scores to determine the decision score • Use the lowest decision score amongst all borrowers
Mortgage Status	Primary and Subject Mortgage must be current at the time of closing
Mortgage Rating	1 x 30 x 12 months for Primary and Subject Mortgage
Mortgage / Primary Rating	If reporting on credit for 12 months, most recent 60 days not required
Consumer Credit	No requirement
Credit Event Seasoning (BK, FC, SS, FB, Mod)	36 Months
Covid Forbearance	Eligible if all missed payments are repaid or 3 regular payments over 90 days have been paid after forbearance has ended.
Charge-Offs and Collections	Charge-offs and collections can be ignored unless title impacted.
Judgements and Liens	All open judgments, garnishments, and outstanding liens affecting title must be paid off prior to or at closing.
Tradelines	One (1) active tradeline rated for 24 months and Two (2) tradelines rated 12 months open or closed • One (1) mortgage tradeline rated for 12 months open or closed in last 24 months and One (1) additional tradeline

ASSETS / RESERVES	
Eligibility	Description
Assets	Seasoned for 60 days • Sourcing required
Reserves	<ul style="list-style-type: none"> • 6 Months PITIA unless: <ul style="list-style-type: none"> • Purchase Transaction: 3 Months PITIA with a credit score \geq 720 and LTV \leq 80 • 12 Months PITIA for loan amounts greater than \$1,500,000 • 12 Months PITIA for DSCR < 1.00 • 12 Months PITIA for foreign nationals • 12 Months PITIA for > 80% LTV Loan proceeds can be used for reserves
Concessions	Not to exceed 6% and must be used for closings costs and prepaids
Gift Funds	Gift funds permitted after a minimum 10% borrower contribution
Gift Equity	Not eligible
PROPERTY	
Eligibility	Description
Property Type	SFR 1 - 4 Units • PUD • Condo • Non-Warrantable Condo • Condotel
Non - Warrantable Condo	1.00% Min DSCR • 680 Min Fico
Property Condition	C4 or better
Minimum Sq Ft	SFR & PUD 600 sq ft • Condo Units 500 sq ft • 2-4 Units 400 sq ft
Acreage	Max 10 acres • No rural properties
Appraisal Requirements	Approved AMC required • SSRs required unless transferred SFR - 1004/1007 • 2 to 4 Units - 1025 • Condo - 1073/1007 Appraisal must be dated within 120 days of the Note Desk review required on all loans or CU Score of 2.5 or less with restrictions
Two Appraisals	Required for loan amounts >\$2,000,000
Appraisal Transfers	Allowed with signed transfer letter from lender, invoice, and first generation report
Insurance Requirements	Rent loss coverage equal to 6 months qualifying rent Liability coverage equal to \$100,000
Listed for Sale	Listing must be canceled prior to the Note date for a Rate and Term Refinance Listing must be canceled 90 days prior to the Note date for a Cash Out Refinance The lessor of the recent list price or appraised value will be used within 6 months of the listing
Unavailable States	ND & SD
License Required Business Purpose States	AZ, CA, OR, NV, UT, ID, ND, SD, MN, VT

COMPLIANCE

Eligibility	Description
Max Broker Fees	<ul style="list-style-type: none">• Loan Amounts < \$150,000: Max broker compensation which includes borrower paid compensation, lender paid compensation, business purpose premium, and total fee compensation, which includes all other fees charged by the broker such as the credit report fee, processing fee, etc., is 5% in aggregate.• Loan Amounts > \$150,000: Max broker compensation which includes borrower paid compensation, lender paid compensation, business purpose premium is 3%. Total fee compensation which includes all other fees charged by the broker such as the credit report fee, processing fee, etc. is 5% in aggregate.• Stacking Fees does not affect or allow the broker to charge in excess of the above max compensation.

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