

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+	5.850	5.925	6.050	6.300	6.500	6.750
740-759	5.975	6.050	6.175	6.425	6.625	6.875
720-739	6.200	6.275	6.400	6.650	6.850	7.100
700-719	6.500	6.575	6.700	6.950	7.200	7.750
680-699	7.075	7.075	7.075	7.200	7.675	
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		Loan Size	\$2,000,000+		0.750
	DIL - 3 yrs			\$1,500,000 to \$2,000,000		0.250
	Limitations on late payments			\$200k to \$1,499,999		0.000
		\$125k to \$199,999		0.250		
		\$100k to \$124,999		0.500		
		\$75k to \$99,000		1.250		
PROPERTY REQUIREMENTS			Pre-pay	5/5/5/5/5 ****		-0.250
Property Types	1-4 unit single-family residential, townhomes, condos,			5/4/3/2/1		0.000
Min Property Value	\$125k (higher minimums in certain areas)			3/2/1		0.250
Property Condition	C1- C4 (no deferred maintenance)			3/0/0		0.500
DSCR	Min. 1.00 (some exceptions apply)			0/0/0***		1.000
Lease Status	Leased or unleased; must be rent ready		Program Type	Cash-Out Refinance		0.250
BROKER PAYOUT	NEW RATE ADD-ON			Short-Term Rental Properties		0.150
				Property Type	Condo Properties	
		2-4 Units			0.250	
DSCR (LTR Only)			DSCR > 1.20**		-0.125	
			DSCR < 1 to 0.75			
			LTV ≤ 65		0.500	
			LTV ≥ 65		0.850	
*720 Fico required for Refinance Minimum Rate: 6.75%						
** Not available on IO						
*** Zero-prepayment penalty required in NM, KS,OH,MD, PA Loan Amount < \$319,777						

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**** Not eligible in MS

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, DE, ID, MN, NE, NV, ND, OR, RI, 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 2297729.