



DSCR | Correspondent

Effective Date:
08/04/26

Email: correspondentlock@deephavenmortgage.com Phone: (844) 346-2677 - Option 3

Eligibility Matrix		DSCR ≥ 1.00		DSCR < 1.00	
Loan Amount	FICO	Purchase & R/T	Cash Out	Purchase / Rate Term	Cash Out
≤ \$1,500,000	720	80%	80%	75%	70%
	700	80%	75%	75%	65%
	680	75%	75%	70%	65%
	640	70%	70%	N/A	N/A
	Foreign National	70%	60%	N/A	N/A
≤ \$2,000,000	700	80%	75%	70%	65%
	680	75%	75%	65%	65%
	660	65%	65%	N/A	N/A
≤ \$2,500,000	700	70%	70%	60%	60%
	660	65%	65%	N/A	N/A
Mortgage History		0x30x12			
BK / FC / SS / DIL Seasoning		36 Months			

Program Parameters			
Limits			
Minimum Loan Amount (DSCR ≥ 1.00x)			\$75,000
Minimum Loan Amount (DSCR < 1.00x)			\$200,000
Maximum Loan Amount			\$2,500,000
Maximum Cash Out LTV ≤ 65%			\$1,000,000
Maximum Cash Out LTV > 65%			\$500,000
Foreign National Maximum Loan Amount			\$1,500,000
Products			
5/6 ARM	5/6 ARM-IO	15Y/30Y Fixed	30Y Fixed-IO
Interest Only Features			
Product	IO Period	Amort	Maturity
30Y Fixed-IO	10 Years	20 Years	30 Years
5/6 ARM-IO	10 Years	20 Years	30 Years

Other			
Occupancy	Business Purpose Investment Properties only		
Property Types	SFR, PUD, Townhome (Row Homes Ineligible), 2-4 Units, Condos & Non-Warrantable Condos (Max 80% LTV) Rural Properties: Max 65% LTV / Purchase, R/T, and C/O (Long Term Rent only & DSCR > 1.0x), Rural max acreage limited to 10 acres with no agricultural and/or farm use		
Short Term Rentals	Property Guard report required on all STR transactions Min DSCR 1.15x 5% LTV reduction vs matrix (75% Max) Min FICO 720 No First Time Investor / 2+ Unit / Rural / Unique Properties. Refinance eligible with documented 12mo history of short term rental income. Purchase - AirDNA to be used for monthly rental income. Min 60% Occupancy Rate. Property income for qualifying: 80% of annual revenue divided by 12. Must be able to document ST rental operator experience in last 12 months.		
Reserves	Standard: 3 Months PITIA (Loan Amount ≤ \$1mm) 6 Months PITIA (Loan Amount > \$1mm) DSCR < 1.00x - 6 Months PITIA Foreign Nationals - 6 Months PITIA		
Cash Out Amount	\$1,000,000 Max Cash-Out (overlays apply); Cash-Out may be used towards reserves		
Refinance Ownership Seasoning / Valuation	Ownership Seasoning	0-6 Months	> 6 Months
	Rate/Term	Lesser of Purchase Price + Improvements (or) Appraisal	Appraised Value
	Cash Out	Lesser of Purchase Price + Improvements (or) Appraisal	Appraised Value
	RTL / Renovation Cash Out	If purchased & renovated per appraisal w/ SSR of 2.5 and below; can use appraised value under (6) months ownership w/ max 75% LTV. See Guidelines for details.	
Interest Only	Max LTV 80%; Min DSCR 1.00x		
Subordinate Financing	Not Allowed		
DSCR	DSCR = Gross Rents / PITIA (fully amortizing) or Gross Rents / ITIA (interest only loans)		
DSCR < 1.00	Minimum DSCR 0.75x Vacant / Unleased properties ineligible for rate/terms or cash-out refinances No Rural Properties; Major Markets; No Rural locations		
Loan Amounts < \$125,000	Max LTV is reduced to 75%; Loan Amounts < \$100k are limited to delegated delivery only		
Lease / Gross Income	Lesser of Estimated Market Rent from Form 1007 or monthly rent from existing lease - higher lease rent allowed with (3) months receipt Unleased Properties: 5% LTV reduction required on refinances, no LTV reduction for Purchase transactions Unleased Properties (2+ unit): Max 1 vacant unit on refinances		
Citizenship	US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit). Foreign Nationals: See guidelines for details. Min DSCR Foreign National 1.00x		
Assets	Sourced or seasoned for 30 days; Gift Funds allowed - See Guidelines for details.		
Appraisal Review Product	FNMA CU score or FHLMC LCA score of 2.5; OR Approved AVM with valuation within 10% of appraised value and Confidence Factor ≥ 87% and FSD ≤ .13; OR Clear Capital CDA or like type product with valuation within 10% of appraised value or field review Full 2nd Appraisal required for the following transactions (i) Loan Amount > \$2M, or loan amount with purpose C/O and loan amount >\$1.5MM; Form 216 can be utilized to obtain rental data if needed on multi-family properties		
First-Time Investor	Min DSCR 1.00, Min FICO 700, Long-Term Rental Only.		
First-Time Homebuyers	Not Eligible; however if there are two or more borrowers and at least one if not a first-time homebuyer, the loan is eligible		
Eligible Borrowers	Standard: Defined as borrowers with 12-month history of investment property ownership in the most recent 12 months LLC Borrowing Entities: Domestic LLC required; US Citizen / Perm Resident / Non-Perm / Foreign National guarantors allowed - see guidelines for details		
Credit	Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months or one mortgage or installment tradeline for 36+ months with 12 months activity in the last 12 months. Acceptable tradelines must show 0x60 in most recent 12 months from application date. Qualifying FICO: The higher middle score when 3 agency scores are provided or the lower score when only 2 agency scores are provided, of all borrowers / guarantors. Tradeline requirement is waived if the borrower's credit report reflects scores from all (3) bureaus & qualifying FICO score is 700+		
Compliance	Compliance with all applicable federal and state regulations		
Declining Markets	If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%		
Prepayment Penalty	Investment Only; Standard = % of amount prepaid (partial or full prepayment): 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR 4-year penalty with 5%, 4%, 3%, 2% stepdown fee structure; OR 3-year penalty with 5%, 4%, 3% stepdown fee structure; OR 2-year penalty with 3% stepdown fee structure (year 1 and year 2 = 3%); OR 1-year penalty with 3% fee. Please see Deephaven Operational Prepayment Penalty Matrices for State restrictions.		
Seller Concessions	Up to 6% towards closing		
Geographic Limitations	Philadelphia, PA: Max LTV is reduced by 10% for all occupancies		
Ineligible Geos	Delegated: HI - lava zones 1 & 2; Baltimore City, MD Non-Delegated: HI - lava zones 1 & 2; Baltimore City, MD		

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