



DSCR PROGRAM

Flexible DSCR solutions for non-owner occupied 1–4 unit residential investment properties

\$200K–
\$3.5M

LOAN AMOUNT

Up to 80%

MAX LTV

0.85x

MIN DSCR

620+

MIN FICO

No Tax
Returns

DOCUMENTATION

PROGRAM OVERVIEW

Cressida Direct’s Investor Residential DSCR program provides flexible, non-QM financing for non-owner occupied 1–4 unit residential investment properties. Loans qualify based on property cash flow — no tax returns, no personal income verification required. Vacant properties are eligible, and short-term rental income (Airbnb, VRBO) is accepted for qualification.

LOAN PARAMETERS

Loan Amount	\$200,000 – \$3,500,000
Loan Purpose	Purchase, Refinance, Cash-Out
Terms Available	Fixed Rate 30-Year 5/6, 7/6, 10/6 Adjustable Rate 5-Year Interest Only
Min DSCR	0.85x
Min Credit Score	620
Documentation	No Tax Returns Required
Vacant Properties	Allowed
Short-Term Rentals	Eligible (Airbnb, VRBO, etc.)
Portfolio Loans	Available on 1–4 Unit Properties

LTV BY LOAN AMOUNT

\$200,000 – \$999,999	80% Max LTV
\$1,000,000 – \$1,999,999	75% Max LTV
\$2,000,000 – \$3,500,000	65% Max LTV

CREDIT EVENTS

- ✗

No Short Sale / DIL / Modification in last 24 months
- ✗

No Bankruptcy / Foreclosure in last 36 months

SUBMISSION REQUIREMENTS

- Loan Application
- Trimerge Credit Report

SAMPLE TRANSACTION

SFR Purchase — DSCR Investor

Loan Amount	LTV	DSCR	Term
\$650,000	80%	1.10x	30-Year Fixed
Income Doc			
No Tax Returns			

ELIGIBLE PROPERTY TYPES

- Single-Family Residence (Non-Owner Occupied)
- 2-Unit Residential
- 3-Unit Residential
- 4-Unit Residential
- Short-Term Rentals (Airbnb, VRBO)
- Portfolio — 1–4 Unit Properties

KEY ADVANTAGES

WHY CRESSIDA DIRECT?

- ✓

No tax returns required — qualify on property cash flow only
- ✓

Vacant properties allowed — no seasoned rent roll needed
- ✓

Short-term rental income accepted (Airbnb, VRBO)
- ✓

Portfolio loans available across 1–4 unit residential assets
- ✓

Minimum DSCR as low as 0.85x — highly flexible threshold
- ✓

Multiple term structures: fixed, ARM, and interest-only options
- ✓

Non-QM program — no employment or personal income verification
- ✓

50+ combined years of real estate financing experience

IDEAL BORROWER PROFILE

- ✓

Real estate investor building or expanding a rental portfolio
- ✓

Self-employed borrower with complex or non-traditional income
- ✓

Bank-declined due to income documentation or loan size
- ✓

Investor purchasing vacant property with planned rental income
- ✓

Short-term rental operator seeking permanent financing
- ✓

Experienced investor seeking portfolio financing on 1–4 unit assets