

### Program Description – Qualify Based on the Subject Property Only

Valere High Voltage offers loans to Applicants utilizing solely the rental income on subject investment properties to determine cash flow. Loans in this program are deemed as exempt from the ATR rule as defined in section 1026.43 as they are business purpose loans. This program is designed for Applicants who are sound credit risks based on a common sense approach to underwriting.

#### Highlights include the following:

- Loan amounts up to \$2MM
- Up to 80 LTV on Purchases and up to 75 LTV on Rate/Term Refinances and Cash Out Refinances
- DSCRs down to 1.0
- Credit scores down to 680 on Purchases or Rate/Term refinances and 720 on Cash Out Refinances
- Investment Properties allowed
- 5/6 ARMs, 7/6 ARMs, and 30 Year Fixed loans eligible
- Up to \$500k cash in hand
- Interest only products available with 5% LTV reduction
- Multiple financed properties allowed
- 7 years of seasoning from major credit events allowed
- Entity (LLC, Partnership, Corporation) vesting allowed

# High Voltage

## Investor Cash Flow Product Guide



PURCHASE OR RATE/TERM REFI			
Investment Property			
FICO	LTV*	Loan Amount	DSCR
720	75%	\$ 2,000,000	1.000
	80%	\$ 1,000,000	1.000
700	75%	\$ 1,500,000	1.000
680	70%	\$ 1,000,000	1.200

\*Interest Only Loans: Reduce Max LTV by 5%

\*Rate/Term Refinance: Max 75 LTV

CASH-OUT REFI			
Investment Property			
FICO	LTV*	Loan Amount	DSCR
740	65%	\$ 2,000,000	1.100
720	70%	\$ 1,500,000	1.100

Max CO Proceeds: \$500k

\*Interest Only Loans: Reduce Max LTV by 5%