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# Qualify for Your Mortgage With Cash Flow

Did you know that Fairway has **debt service coverage ratio (DSCR) loans** available that will permit borrowers to qualify for their mortgage based on the property's cash flow? This loan option is ideal for investors who are looking to purchase a long-term or short-term rental.

**Here are a few highlights from the DSCR programs that Fairway has available:**

- Fixed-rate and adjustable-rate mortgages are available.
- Fully amortizing and interest-only options are allowed.
- Purchases as well as rate/term and cash-out refinances are allowed.
- 1- to 4-unit properties are allowed.
- DSCR ratio can be as low as **0.75**.
- Loan amounts can vary from **\$100,000** to **\$3 million**.
- Maximum loan-to-value ratio (LTV)\* is **80%**.
- Minimum credit score is **640**.
- Title vesting in an LLC is allowed.
- Prepayment penalties (PPP) are optional.
  - PPP options can range from three to five years (based on product and state).

*Reach out to learn more!*



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