



# MEGA CAPITAL FUNDING, INC.

## MVP DSCR Loan Program

[www.mcfunding.com](http://www.mcfunding.com)

### DSCR >=1.00

Maximum Loan Amount	Minimum Credit Score	Purchase/Rate & Term LTV	Cash Out LTV	Reserves
\$150,000 - \$1,500,000	700	80%/80% <sup>1</sup>	75%	3 Months
	660	75%/75%	70%	
\$1,500,001 - \$2,000,000	700	75%/75%	70%	6 Months
	660	70%/70%	65%	
\$2,000,001 - \$2,500,000	700	70%/70%	65%	
	660	65%/65%	60%	
\$2,500,001 - \$3,000,000	700	65%/65%	65%	12 Months
	660	60%/60%	55%	

1. MAX. LTV 75% if 1x30 daysx12/First-time investor/I/O (Purchase/R/T)/Non-warrantable Condo (Purchase)  
Florida condo project MAX LTV/CLTV=75% & FNMA approved projects within the last 18 months only.

### DSCR <1.00 – Minimum DSCR is 0.75

Maximum Loan Amount	Minimum Credit Score	Purchase/Rate & Term LTV	Cash Out LTV	Reserves
\$1,000,000	720	75%/75%	70%	3 Months
\$1,500,000	720	70%/70%	65%	
\$2,000,000	720	65%/65%	60%	6 Months

### DSCR <0.75 – Minimum DSCR is 0.5

Maximum Loan Amount	Minimum Credit Score	Purchase/Rate & Term LTV	Cash Out LTV	Reserves
\$1,500,000	740	70%/70%	60%	6 Months
	700	65%/65%	60%	
\$2,000,000	720	60%/60%	55%	

### Program Highlights:

- 660 min. FICO
- 80% max LTV
- \$3.0M max loan amount
- \$150K min loan amount
- I/O available w/ 700 FICO, 75% max LTV for Purchase/Rate & Term; 70% LTV for cash out refi; Min 0.75% DSCR
- First Time Investor allowed with min DSCR 1.0
- Unlimited cash out < 65% LTV
- Cash out proceeds can be used for the reserves
- Transfer appraisal allowed
- 2 appraisals required for loan amount > \$2M or flip transactions
- ADU rental income may be qualified

DSCR = Gross Rental Income (÷) PITIA of the proposed new loan. If the subject transaction is an Interest Only loan, divide the Gross Rental Income by the ITIA.

Please contact your AE for more details.



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