



**MEGA CAPITAL
FUNDING, INC.**

MVP DSCR

Non-QM Loan Program

DSCR >=1.00				
Maximum Loan Amount	Credit Score	Purchase/Rate & Term LTV ¹	Cash Out LTV ¹	Reserves
\$1,500,000	660-679 ²	75%	70%	6 Months
\$2,000,000	680+	80%	75%	

1. Rural property – Max. LTV is 70% and no cash-out transaction is allowed. See 'Rural Properties' for the further restrictions.

2. Non-warrantable condo minimum credit score requirement - 680

DSCR <1.00 – Minimum DSCR is 0.75 & No I/O allowed				
Maximum Loan Amount	Credit Score	Purchase/Rate & Term LTV	Cash Out ¹ LTV	Reserves
\$1,000,000	660-679 ²	65%	60%	6 Months
\$1,500,000	680+	70%	65%	

1. Rural property – No cash-out transaction is allowed. See 'Rural Properties' for the further restrictions.

2. Non-warrantable condo minimum credit score requirement - 680

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.

www.mcfunding.com

