



OFC Professional Investor Program 5-8 Unit and Cross Collateralized (Blanket) Program

Eff. 6.1.23

DSCR Non-Owner Occupied Business Purpose Transactions 5-8 Units				
Maximum LTV/CLTVs		Minimum DSCR $\geq$ 1.00		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
700+	400,000 - 1,500,000	75	70	70
	1,500,001 - 2,000,000	70	65	65
660-699	150,000 - 1,500,000	70	65	65
	1,500,001 - 2,000,000	65	60	60
<b>DSCR Calculations</b>	DSCR is Calculated by Dividing the Net Operating Income by monthly payment: Debt-Service Coverage Ratio = Monthly Rent / Proposed PITIA. The PITIA calculation for interest only loans may be calculated using the ITIA Payment. <b>Reduce qualifying rents by any management fee reflected on the appraisal report</b>			
<b>Acreage/Rural Properties</b>	Max 2 acres for all properties. Rural properties (per guidelines or noted by appraiser) are ineligible.			
<b>Reserves</b>	<ul style="list-style-type: none"> <li>• Loan Amount &lt; \$1.5M: 6 months of PITIA</li> <li>• Loan Amount &gt; \$1.5M: 9-months of PITIA</li> </ul> <b>Cash out may not be used to satisfy requirement</b>			
<b>Acreage/Rural Properties</b>	Property up to 2-acres, not meeting the rural definition, eligible			
<b>Cash-Out</b>	Max Cash In Hand limited to \$1,000,000 (Loan Amounts over 625k limited to 80% of loan amount)			
<b>Prepayment Penalty</b>	Required as eligible per state and local law			

DSCR Non-Owner Occupied Business Purpose Cross-Collateralized Blanket Loan Transactions				
Maximum LTV/CLTVs		Minimum DSCR $\geq$ 1.20 (Loan and Per Property)		
Credit Score	Loan Amount	Purchase	R/T Refinance	Cash-Out Refinance
700+	400,000 - 2,000,000	70	65	65
	2,000,001-3,000,000	65	60	60
660 - 699	400,000 - 2,000,000	65	NA	NA
	2,000,001-3,000,000	60	NA	NA
<b>Property Count</b>	3 to 25 Properties with \$50,000 minimum property allocation and \$1,000,000 max allocation			
<b>Property Type</b>	1-4 unit properties only (including Condo's) No unique or mixed use. Final property inclusion at Oaktree Discretion			
<b>Cash in Hand on Cash Out</b>	LTV $\leq$ 65% Unlimited			
<b>DSCR Calculations</b>	Property and Loan DSCR BOTH require minimum of 1.20 calculated as follows: <ul style="list-style-type: none"> <li>• Loan DSCR = Total of gross rental income for all properties/loan PITIA</li> <li>• Property DSCR = Rental income per property/Allocated loan amount PITIA</li> </ul> Both Interest Only and Amortizing Payments require a minimum DSCR of 1.20. The PITIA calculation for interest only loans may be calculated using the ITIA Payment			
<b>Acreage/Rural Properties</b>	Max 2 acres for all properties. Rural properties (per guidelines or noted by appraiser) are ineligible.			
<b>Reserves</b>	<ul style="list-style-type: none"> <li>• Loan Amount &lt; \$1.5M: 6 months of PITIA</li> <li>• Loan Amount &gt; \$1.5M: 9-months of PITIA</li> <li>• Loan Amount &gt; \$2.5M: 12-months of PITIA</li> </ul> <b>Cash out may not be used to satisfy requirement</b>			
<b>Prepayment Penalty</b>	Required as eligible per state and local law			