

DSCR loan - debt service coverage ratio for commercial investors, not the occupant of the house. 10,20,30 years
Min 640 credit score, 20% down – LLC required 6% on loan

Work sheet:

Appraised value of property	\$ _____
20% down	_____
LOAN amount	_____
Monthly loan pmt (20years?)	_____
Taxes monthly	_____
Insurance	_____
Total	_____
 Rent income	 _____
DSCR - (ratio 1.25 to 1.5%)	_____

- Hard money loans – short term for flip - 10-20% down
- 620 credit score min – 6 month term usually
- Based on After renovation value – retail – no appraisal required