

PROGRAM GUIDE · OCTOBER 2026

DSCR Rental Loan Guide

Easy Lending USA · Long-term financing for 1–4 unit rentals, condos, townhomes and short-term rentals, qualified on the rent.

Purchase, rate-and-term refinance or cash-out on non-owner-occupied rental property. No tax returns, no W-2s, no personal debt-to-income. Easy Lending USA connects real estate investors with private lenders: we price each file with more than one lending partner and tell you which fits better. No upfront fees — we are paid by the lender when the loan closes.

85%* Max LTV on purchases	6.875% Rates from	0.75x Minimum DSCR	\$3.5M Max loan, 1–4 units
MAX LTV, RATE-AND-TERM 80%	MAX LTV, CASH-OUT 75%	MINIMUM CREDIT 640 wider box · 680 most programs	LOAN SIZE \$100k–\$2M standard · to \$3.5M
TERM 30 years, no balloon	STRUCTURES 30-yr fixed · 5/6 and 7/6 ARM · interest-only	PREPAYMENT 5, 3 or 1 year, or none	WHERE 40 states (list on page 4)

*85% on purchases only: 740+ credit, DSCR 1.10 or higher, loans \$250,000–\$2,000,000, outside the excluded markets on page 2; 80% standard. Minimum DSCR 1.00 on short-term rentals. All figures subject to underwriting; not an offer or commitment to lend.

What a DSCR loan is

A DSCR (debt service coverage ratio) loan is a business-purpose, 30-year mortgage on a rental you do not live in, made to a real estate investor or an investment entity. The lender underwrites the property's rent against its own payment instead of your tax returns or employment — the usual fit for self-employed investors, portfolios with many financed properties, and rentals refinanced out of a fix-and-flip or bridge loan.

How DSCR is calculated

$$\text{DSCR} = \text{gross monthly rent} \div \text{monthly PITIA}$$

PITIA = principal, interest, property taxes, insurance and HOA dues

Worked example (illustrative)	Monthly	Your DSCR	What it opens
Gross rent (lease or rent schedule)	\$2,600	1.10 or higher	The 85% purchase program at 740+ credit (1.25 on short-term rentals)
Principal and interest	\$1,520	1.00 or higher	Standard matrix: 80% purchase and rate-and-term, 75% cash-out at 700+
Property taxes	\$300	0.80 – 0.99	720+ credit: 70% purchase, 65% refinance or cash-out; long-term only
Insurance	\$120	0.75 – 0.79	Wider box via our second lending partner: 650+ credit, lower LTV (page 3)
HOA dues	\$60		
Total PITIA	\$2,000		
DSCR = \$2,600 ÷ \$2,000	1.30		

The 85% purchase program

Five points more leverage than the standard 80%, for purchases only, on the strongest files. The trade is a higher rate — about 0.75% over the 80% option on the same credit — and a tighter box. Everything below has to be true; no exceptions.

- **740+ credit** (middle of three scores)
- **DSCR 1.10 or higher** — 1.00 in California, 1.25 on short-term rentals
- **Loan \$250,000 to \$2,000,000**, purchase only — no rate-and-term, no cash-out
- **30-year fixed, 5/6 ARM or 7/6 ARM**. No interest-only
- **Six months of PITIA reserves** plus cash to close, verified
- **Seller contribution** up to 3% of the price
- Short-term rentals: experienced investors only

Where 85% is not available. Any market the lender classes as declining, and these specific markets: Sarasota, DeSoto, Charlotte, Lee, Collier and Miami-Dade counties, FL; Sevier County, TN (Sevierville, Pigeon Forge); McCurtain County, OK (Broken Bow); Denver, El Paso, Pueblo, Boulder and Larimer counties, CO; Travis, Williamson, Hays, Bexar, Medina, Comal, Nueces, San Patricio and Kleberg counties, TX (Austin, Round Rock, San Antonio, Corpus Christi); Wayne County and Flint, MI; Lake County, IN; Cuyahoga County, OH; Baltimore, MD; Philadelphia County, PA. In these markets the standard matrix still applies, up to 80%.

Standard leverage — DSCR 1.00 or higher, 1–4 units

Two paths, priced side by side. The primary program gives a 700+ borrower 80% on a rate-and-term refinance as well as a purchase; the wider box goes down to 640 credit and up to \$3.5M. We run the file both ways and tell you which is better.

Primary program — by loan or value

Credit · loan / value	Purch.	R&T	Cash-out
700+ · \$200k+, value to \$1M	80%	80%	75%
680–699 · \$200k+, value to \$1M	75%	75%	75%
680+ · \$150k–\$199k loan	75%	75%	75%
680+ · \$100k–\$149k loan	70%	70%	70%
700+ · value \$1M–\$1.5M	70%	70%	70%
720+ · value \$1.5M–\$2M	70%	60%	60%

R&T = rate-and-term refinance. Condos in Florida take 5% off the LTV. Subject to underwriting.

Wider box — 640+ credit, loans to \$3.5M

Credit · max loan	Purch.	R&T	Cash-out
700 · \$1.5M	80%	75%	75%
700 · \$2.0M	75%	70%	70%
700 · \$3.5M	70%	65%	65%
660 · \$1.0M	75%	75%	70%
660 · \$1.5M	75%	70%	70%
660 · \$2.5M	70%	65%	65%
660 · \$3.0M	65%	—	—
640 · \$1.0M	75%	70%	—
640 · \$1.5M	65%	65%	—
640 · \$2.0M	65%	—	—
640 · \$3.0M	60%	—	—

Second lending partner. A dash means that option is not available at that credit score and loan size. Subject to underwriting.

Seasoning and refinance sizing. A refinance within 6 months of purchase is limited to 100% of cost plus documented improvements. After 6 months the loan is sized on appraised value (12 months with some lending partners). On a cash-out, the proceeds can count toward reserves.

DSCR below 1.00 — down to 0.75x

When the rent does not fully cover the payment, the loan still works with more credit and less leverage. Long-term rentals only; short-term rentals need a DSCR of 1.00 or higher.

Path · minimum credit · DSCR floor · loan	Purchase	Rate-and-term	Cash-out
Primary program · 720+ · DSCR 0.80 · loan \$200k and up	70%	65%	65%
Wider box · 700 · DSCR 0.75 · loan to \$1.5M	75%	70%	70%
Wider box · 700 · DSCR 0.75 · loan to \$2.0M	70%	65%	65%
Wider box · 700 · DSCR 0.75 · loan to \$2.5M	65%	—	—
Wider box · 700 · DSCR 0.75 · loan to \$3.0M	60%	—	—
Wider box · 680 · DSCR 0.75 · loan to \$1.5M	70%	65%	—
Wider box · 680 · DSCR 0.75 · loan to \$2.0M	65%	60%	—
Wider box · 680 · DSCR 0.75 · loan to \$3.0M	60%	—	—
Wider box · 650 · DSCR 0.75 · loan to \$1.0M	65%	—	—

Primary program: maximum cash-out \$1,000,000 at LTV under 65%, otherwise \$500,000. A dash means not available at that credit and size. Subject to underwriting.

Short-term rentals (Airbnb, VRBO)

Nightly rentals qualify on their **short-term rental income** — twelve months of booking history, or a projection from the appraisal's short-term rent analysis. Minimum DSCR 1.00.

- **700+ credit:** up to 80% purchase, 80% rate-and-term, 75% cash-out
- **680–699:** 70% across the board
- **740+, experienced investors:** up to 85% on a purchase with DSCR 1.25 or higher
- Rate add-on 0.25% over long-term pricing; not available on interest-only
- A mixed nightly / long-term property counts as long-term when half or more of the rent determination is long-term
- Some New York and New Jersey markets by approval only

Rate structure

Item	Effect on rate
Starting rate	from 6.875% — 760+ credit, low LTV, 5/6 ARM, points paid
30-year fixed	about +0.15%
Interest-only	about +0.25%
Short-term rental	+0.25%
Cash-out refinance	+0.25% to +0.375%
Condo	about +0.20%
3–4 units	about +0.125%
No prepay penalty	+1.00%
Rate buy-down	each 0.5 point: about –0.125%

ARMs: 30-day SOFR index; margin 5.50% at 720+ credit or 6.75% at 680–719; caps 2/1/5 (5/6) and 5/1/5 (7/6). The lender's quote on your file is what counts.

Prepayment penalty options

Option	Schedule, % of balance prepaid by year
5-year	5 / 5 / 5 / 5 / 5% or 5 / 4 / 3 / 2 / 1%
3-year	3 / 3 / 3% or 3 / 2 / 1%
1-year	3% in year one
None	No penalty; rate about 1.00% higher

A longer penalty buys a lower rate; if you might sell or refinance early, price the shorter option too. **State rules:** no prepayment penalty is permitted in Kansas, Maryland, New Mexico or Ohio. Illinois, Pennsylvania (no penalty on loans under \$329,411), Rhode Island, New Jersey and Mississippi limit the schedule.

Borrower requirements

- Individuals, LLCs, corporations and LPs. US citizens and permanent residents. Up to two individual borrowers; no trusts, foreign nationals or non-profits.
- Middle of three credit scores. No bankruptcy, foreclosure or deed-in-lieu in three years.
- **Reserves:** six months of PITIA after closing, on top of cash to close on a purchase.
- **Experienced:** 12+ months owning and managing rentals. **First-time:** prior purchase, 700+ credit, own your home, single-unit subject, DSCR above 1.0.
- Non-owner-occupied, business-purpose only.

Property requirements

- 1–4 units (up to two ADUs), townhomes and condos. Condos from 500 sq ft, other property from 750 sq ft; Florida condos take 5% off the LTV.
- Condition C1–C4, no deferred maintenance. Leased or rent-ready vacant, up to 5 acres, not listed for sale in 30 days. Appraisal with rent schedule.
- Minimum property value \$125,000 (\$150,000 without an approval).
- **5+ units and mixed-use:** separate program — 700 credit, DSCR above 1.0, loans \$400k–\$2M, LTV to 75%. easylendingusa.com/programs/multifamily/

What the lender charges — and what we charge

UNDERWRITING FEE about \$1,995 Charged by the lender on the primary 1–4 unit program.	LENDER ORIGATION 0% to 3% Zero at the rate as priced; 0.5–3 points buys it down, each half-point about 0.125%.	SMALL-LOAN FEE \$1,500 On loans under \$125,000.	EASY LENDING USA \$0 No application, processing or upfront fee. We are paid by the lender when the loan closes.
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Lender fees differ by lending partner and are itemised on the lender's disclosure before you commit.

Timeline, and what we need for a quote

Credit is pulled from the primary borrower's driver's licence and is valid for 90 days. A typical file closes about 30 days from the appraisal order; a complete file with reserves documented up front is what keeps it to 30. Send the items below for a priced answer, or an early no with the reason. No fee, no obligation, no credit pull to ask.

- Property address, type and number of units
- Price, or value plus purchase date on a refinance
- Loan purpose and the loan amount you want
- The lease, or 12 months of booking history (STR)
- Property taxes, insurance and any HOA dues
- Credit score range (middle of three scores)
- Borrower entity; citizenship or residency
- Months owning and managing rental property
- Reserves after closing and cash to close
- Preferred structure and prepayment option

Ready to price a rental?

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