

NON_QM DSCR



Mortgagee/Loss Payee information for CPL's and HOI's
Newport Capital Funding ISAOA/ATIMA 1400 Quail Street Ste 235 Newport Beach, Ca 92660

Account Executive / Loan Officer:	
Investor Information	
Company Name:	Company NMLS ID: State License #:
Processor:	LO Name:
Processor Phone:	LO Phone:
Processor Email:	LO Email:
Borrower Information	
Borrower:	Borrower Email:
Co-Borrower(s):	Co-Borrower Email:
Property Address:	
Loan information	
Loan Amount (1 st TD):	Appraisal: <input type="checkbox"/> Yes <input type="checkbox"/> No
Loan Amount (2 nd TD):	Appraised Value:
Interest Rate:	Purchase Price:
LTV/CLTV:	Qualifying Credit Score:
Investor compensation: <input type="checkbox"/> Borrower Paid <input type="checkbox"/> Lender Paid <input type="checkbox"/> Corr	_____ % + \$ _____ = \$ _____
Fee must be disclosed on Fee Worksheet. Cannot exceed \$1,995.	
Third party processing fee needs a valid NMLS not associated to investor \$ _____	
Required if using Investor Credit report. Used to import credit liabilities into our system	User: Password:
Program Information	
Non-ARM's length not allowed	<input type="checkbox"/> Purchase <input type="checkbox"/> Rate/Term <input type="checkbox"/> Cash-out
# of properties owned _____	Characteristics <input type="checkbox"/> 1 st Time Investor (DSCR +1.0) <input type="checkbox"/> Limited Tradelines <input type="checkbox"/> No Housing History
	Property Type <input type="checkbox"/> SFR / PUD <input type="checkbox"/> 2- 4 Unit <input type="checkbox"/> Condo <small>Warrantable Only</small>
DSCR Ratio	
NCF 1 <input type="checkbox"/> 0.75 – 0.99 <input type="checkbox"/> 1.00 – 1.15 <input type="checkbox"/> > 1.15	NCF 2 <input type="checkbox"/> ≥ 1.00 <input type="checkbox"/> ≥ 0.75 - < 1.00
NCF 3 <input type="checkbox"/> < 1.00 <input type="checkbox"/> 1.00 – 1.25 <input type="checkbox"/> > 1.25	NCF 4 <input type="checkbox"/> 0.85 – 0.99 <input type="checkbox"/> 1.00 – 1.49 <input type="checkbox"/> ≥ 1.50
NCF 5 <input type="checkbox"/> No Ratio <input type="checkbox"/> 0.75 – .99 <input type="checkbox"/> 1.00 – 1.24 <input type="checkbox"/> ≥ 1.25	NCF 6 <input type="checkbox"/> 1.00 – 1.24 <input type="checkbox"/> ≥ 1.25
Questionnaire	
Will title be held in entity? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, entity name - Single Member LLC Only:	Proposed monthly rental: \$
Is subject property currently leased? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, what is the monthly rent received? \$	
Has the applicant and/or co-applicant had any foreclosures in the last 3 years? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has the applicant and/or co-applicant declared bankruptcy in the last 3 years? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Does the applicant currently live rent free? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If refinance: Prior Listing <input type="checkbox"/> Within 3 Months <input type="checkbox"/> Within 6 Months <input type="checkbox"/> Within 12 Months <input type="checkbox"/> Over 12 Months / NA	
If the subject was listed within 12 months, must be de-listed prior to application date	Date de-listed:
Loan Terms Standard	
<input type="checkbox"/> Fixed 30 <input type="checkbox"/> Fixed 15 <input type="checkbox"/> 5/6 ARM (SOFR)	
Interest Only	
<input type="checkbox"/> I/O Fixed 40 Year <input type="checkbox"/> I/O Fixed 30 Year <input type="checkbox"/> I/O 5/6 ARM 40 Year (SOFR) <input type="checkbox"/> I/O 5/6 ARM 30 Year (SOFR)	
Pre-Payment	
<input type="checkbox"/> 5 Year PPP <input type="checkbox"/> 3 Year PPP <input type="checkbox"/> 2 Year PPP <input type="checkbox"/> 1 Year PPP <input type="checkbox"/> No PPP	
Impounds Waived?	
<input type="checkbox"/> Yes* <input type="checkbox"/> No <small>*Loan Cannot be HPML</small>	
Fee Buyouts?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Submission Requirements	
<input type="checkbox"/> Non-QM DSCR Submission Form <input type="checkbox"/> Driver's License or Photo ID <input type="checkbox"/> Schedule of Real Estate <input type="checkbox"/> 1003 (LO signed) <input type="checkbox"/> Settlement/fee sheet (Matching all mortgage loans identified o the credit report to REO)	<input type="checkbox"/> Credit Authorization (Only if lender is pulling credit) <input type="checkbox"/> Credit Report Within 60 Days of Submission <input type="checkbox"/> Most Recent Bank Statements (If program requires) <input type="checkbox"/> Purchase Contract (If applicable) <input type="checkbox"/> LLC Documents (If vesting in LLC)
Comments:	