

BRRRR Rental Loan

NO Seasoning – NO Tax Return – NO DTI
30-year Fixed Rate

Yes, this is real. It's a killer program for BRRRR, and for investors with great credit, but who write everything off on their tax returns. The interest rate is around 4.75% for most investors. The property must cashflow, and it's better if it's already rented, otherwise, there are some limits.

Everyone always wants to know "What's my rate?", so here you go.

Below are our internal rate charts for this program. Here's how to determine your interest rate.

First, look at the table below on the left. Find your FICO score and go across the row to the column for your desired LTV. That's your base interest rate for the loan.

Second, If you are doing a cash-out refinance, subtract 5% from the LTV. Cash-out does require 6-month seasoning 😞. We can bypass this with a little creativity, but it does increase the overall cost.

Third, look at the table on the right and make any needed adjustments. Total ALL that apply and add them to your base rate.

30yr Fixed Rate, 30yr Amortization					
FICO	Loan-To-Value (LTV)				
	<=60%	60-65%	65-70%	70-75%	75-80%
760+	4.250%	4.375%	4.500%	4.625%	4.875%
740+	4.375%	4.500%	4.625%	4.750%	5.000%
720+	4.500%	4.625%	4.750%	4.875%	
700+	4.625%	4.750%	4.875%		
680+	4.750%	4.875%	5.000%		
Foreign	4.875%	5.000%			

Common Rate Adjustments	
Loan Amt <\$100,000	Add .25%
Condo, 2-4 Unit	Add .25%
Cash-out	Add .25%
Property DTI >= 75%	Add .25%

Congrats! Now you have your interest rate for a 30-year fixed rate rental loan. (There could be other LTV or Rate adjustments, but we're keeping this page simple).

EXAMPLE: Your FICO score is 725, and it's a \$150,000 4 unit. Your max LTV for a purchase is 75%; for a cash-out refi, it's 70%. At 70% LTV, your base rate is 4.750%. Continue to the Rate Adjustments and add 0.25% for a 4 unit. Your final rate is 5.000% at 70% LTV. For a purchase at 75% LTV your rate would be 5.125%.

Additional Loan Terms	
Loan Term	30 years
Prepay Penalty	3/2/1
Min Property Value	\$100,000
Minimum Loan	\$55,000
Maximum Loan	\$1,000,00

Fees
Points: 2.0
Minimum Points: \$2,000
Loan Fee: \$1,990

Of course, Fees, terms and rates are subject to change without notice. This information is current as of 02/15/2021

Call and get your loan started!

Or go straight to the application www.DaytonCapitalPartners.com/BRRRR-Loan/

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