

# BRRRR Rental Loan

**NO Seasoning – NO Tax Return – NO DTI**  
*Purchase or Refi - Close in LLC - 30-year Fixed Rate*

Yes, this is real. It's a killer program for BRRRR, and if you don't fit into the traditional bank lending box. The interest rate is around 4.75% for most investors. The property must cashflow, and it's better if it's already rented. Of course, there are some limits, but they are pretty reasonable for what you're getting.

Everyone always wants to skip right to "What's my rate?", so here it is. It's as easy as 1 - 2 - 3.

1. Look at the table below on the left. The table is for purchasing and refinancing leased properties. (Unleased properties have a few adjustments, some are listed below.) 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.

2. If you are doing a cash-out refinance, subtract 5% from the max allowed LTV. Cash-out requires the property to be leased (AirBnB doesn't count) and you must have 6-months seasoning 😞.

If you are refinancing, and the property is not leased, or it's an AirBnB, subtract 10% from the allowed LTV.

3. Look at the tables on the right and make any needed Rate or LTV adjustments.

30yr Fixed Rate, 30yr Amortization					
Purchase or Refi leased property with no major cash out.					
Loan-To-Value (LTV)					
FICO	<=60%	60-65%	65-70%	70-75%	75-80%
760+	3.625%	3.875%	4.125%	4.250%	4.375%
740+	3.750%	4.000%	4.125%	4.375%	4.500%
720+	3.875%	4.125%	4.250%	4.500%	4.625%
700+	4.125%	4.375%	4.500%	4.625%	4.750%
680+	4.375%	4.500%	4.625%	4.750%	5.750%
660+	4.875%	5.125%	5.375%	5.625%	NA
Foreign	4.875%	5.125%	5.375%	5.625%	NA

Common Rate Adjustments	
Loan Amt < \$100,000	Add .25%
Condo, 2-4 Unit	Add .25%
Cash-out	Add .25%
Property DSCR	<1.40 Add .25%
	<1.20 Add .50%

Common LTV Adjustments	
Cash Out (no AirBnB)	- 5%
Refi, Unleased or AirBnB	- 10%
Refi, AirBnB	- 10%

**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 you have a \$150,000 4 unit. Your max LTV for a purchase is 80%; for a cash-out refi, it's 75%. At 75% LTV, your base rate is 4.500%. Continue to the Rate Adjustments and add 0.25% for a 4 unit. Your final rate is 4.750% at 75% LTV. If you chose 70% LTV your rate would be 4.675%.

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

Fees	
Points:	2.0
Minimum Points:	\$2,000
Loan Fee:	\$1,990
Add \$990 for each additional property on the same loan.	

As always, fees, terms, and rates are subject to change without notice. This information is current as of 09/01/2021

**Get your loan started!** Call or go direct to the app [www.DaytonCapitalPartners.com/BRRRR-Loan/](http://www.DaytonCapitalPartners.com/BRRRR-Loan/)

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