

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 4.50% for most investors. The property must cashflow, and it's better if it's already rented. Of course, there are some limits, but they're 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 leased or unleased properties and refinancing leased properties. Start with 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. Look at the tables on the right and make any needed Rate or LTV adjustments.
3. Cash-out requires the property to be leased and you must have 6-months seasoning 😞.
4. Short-Term Rentals have some additional requirements.

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+	3.750%	4.000%	4.125%	4.375%	4.500%
740+	3.875%	4.125%	4.125%	4.500%	4.625%
720+	4.000%	4.250%	4.375%	4.625%	4.750%
700+	4.250%	4.500%	4.625%	4.625%	4.875%
680+	4.500%	4.625%	4.750%	4.875%	5.750%
660+	5.000%	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%

Refinance LTV Adjustments	
No cash out, Leased, <720	-5%
No cash out, Unleased	-10%
Cash Out, Leased	-5%

Congrats! Now you have your interest rate for a 30-year fixed rate rental loan closing in your LLC. (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 for the first property. 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 11/01/2021

Get your loan started! Call or go direct to the app www.DaytonCapitalPartners.com/BRRRR-Loan/