loanhouse

OB PRODUCT - Foreign National Plus

Effective February 17th, 2026

FICO & LTV/CLTV Grids		Qualifying Income			Foreign National (DSCR >1.00)		
FICO	Loan Size	Purchase	Rate / Term Refi	Cash-Out	Purchase	Rate / Term Refi	Cash-Out
680+ FICO	<= $1.0mm	65	65	60	65	65	60
Foreign Credit	<= $1.0mm	65	65	60	65	65	60

General Requirements

Product Type	5/6 ARM, 7/6 ARM, 10/6 ARM, 15 Yr. Fixed, 30 Yr. Fixed
Loan Amount	$1.0mm max; $150k min
Occupancy	2nd Home & Investment
Max DTI	45%
DSCR Calculation	Gross Rent/PITIA
Min DSCR	1.00
Housing Event Seasoning	4+ Years
Interest Only	Not Eligible
Max Cash-Out	$250k
Florida Condo Cash-Out	Max 50% LTV
Minimum Reserves	12 Months PITIA
Cash-Out Used as Reserves	Allowable
Personal Guaranty (DSCR Only)	Required
Prepay Penalties (Investment Only)	Permissible by Law

Property Type

2-4 Units (Investment Property Only)	Max 60% LTV
Warrantable Condos	Max 60% LTV
Non-Warrantable Condos/Cooperatives	Not Eligible
Declining Markets	5% LTV Reduction

ARM Information

ARM Margin (2nd Home)	5.00%
ARM Margin (Investor)	5.00%
ARM Caps (5/6m)	2/1/5
ARM Caps (7/6m), (10/6m)	5/1/5
Reset Period	6 Months
Index	30 Day Average SOFR
ARM Floor	Floor = Margin