

Investor & DSCR Loan Checklist

For rental and business-purpose purchases. DSCR loans look mainly at whether the property's rent covers its payment.

The property

- ☐ Expected market rent or a current lease
The appraiser may complete a rent schedule.
- ☐ Property taxes, insurance and HOA dues
These are part of the payment used to figure the ratio.
- ☐ HOA or city rental restrictions
Some condos and cities limit short-term rentals.
- ☐ Short-term rental plans, if any
Ask how short-term rental income is treated. Guidelines vary by program.

Your entity **IF CLOSING IN AN LLC**

- ☐ Articles of organization
- ☐ Operating agreement
- ☐ EIN letter from the IRS
- ☐ Certificate of good standing
For Florida LLCs, check status at [Sunbiz.org](https://www.sunbiz.org).

Your funds and credit

- ☐ Bank statements showing down payment and reserves
- ☐ Credit review
- ☐ List of other properties you own

Run the numbers

- ☐ Use the DSCR calculator on this site
Enter your own rent, payment inputs and rate.
- ☐ Ask your loan officer about minimum ratios and reserves
Requirements vary by program.

Business-purpose loans are for investment properties only, not a home you will live in.

Notes

General information only, not a commitment to lend. Requirements vary by loan program and lender guidelines.
Questions? Call or text Brittany at 954-990-3163.

Brittanny Ferguson, Senior Loan Officer, NMLS #2232650 (nmlsconsumeraccess.org) · Liberty Mortgage Lending, Inc., NMLS #131914, 393 NE 5th Ave, Delray Beach, FL 33483 · 954-990-3163 · brittanny.ferguson@libertyml.com · Loans for Florida properties only ·  Equal Housing Lender · General information only; not a commitment to lend. All loans subject to credit approval, underwriting guidelines, property eligibility and program availability.