



SmartVest Product Summary Investment Property Business Purpose Loan

ELIGIBILITY MATRIX LONG-TERM RENTAL DSCR ≥ 1.00				
Units	Transaction Type	Loan Amount	Credit Score ²	LTV/CLTV ¹
1-4	Purchase Rate & Term Refinance	\$2,000,000	740	70%
		\$1,500,000	720	80%
		\$1,000,000	720	85%
		\$1,000,000	660	75%
	Cash- Out Refinance	\$1,500,000	720	65%
		\$1,000,000	720	75%
		\$1,000,000	700	70%
		\$1,000,000	680	60%

¹Condotels

- Maximum LTV/CLTV is the lesser of 75% or the LTV/CLTV based on loan amount and FICO on a Cash Out Refinance

²First Time Investor minimum credit score 680

ELIGIBILITY MATRIX LONG-TERM RENTAL DSCR ≥ .50 and < 1.00				
Units	Transaction Type	Loan Amount	Credit Score	LTV/CLTV
1-4	Purchase Rate & Term Refinance	\$2,000,000	740	60%
		\$1,500,000	720	70%
		\$1,000,000	720	75%
	Cash-Out Refinance	\$1,500,000	720	55%
		\$1,000,000	720	65%

Information is accurate as of the date of publishing and is subject to change without notice. The guidelines outlined in this document apply to Newrez SmartVest loans originated under Newrez's Smart Series Product Line. This document should not be relied upon or treated as legal advice. **Guidelines subject to change without notice**; Printed copies may not be the most current version. For the most current version, always refer to the online version.



SmartVest Product Summary Investment Property Business Purpose Loan

ELIGIBILITY MATRIX SHORT-TERM RENTAL DSCR ≥ 1.00				
Transaction Type	Units	Loan Amount	Credit Score ¹	LTV/CLTV
Purchase Rate & Term Refinance	1-4	\$2,000,000	740	65%
		\$1,500,000	720	75%
		\$1,000,000	720	80%
		\$1,000,000	660	70%
Cash out Refinance	1-4	\$1,500,000	720	60%
		\$1,000,000	720	70%
		\$1,000,000	700	65%
		\$1,000,000	680	55%

¹ First Time Investor Minimum Credit Score 680

ELIGIBILITY MATRIX SHORT-TERM RENTAL DSCR ≥ .50 and < 1.00				
Transaction Type	Units	Loan Amount	Credit Score	LTV/CLTV
Purchase Rate & Term Refinance	1-4	\$2,000,000	740	55%
		\$1,500,000	720	65%
		\$1,000,000	720	70%
Cash Out Refinance	1-4	\$1,500,000	720	50%
		\$1,000,000	720	60%

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