

Investment Property Purchase

Investment Property Purchase with a 20% or higher down payment (Prime A Lender), for properties with one to four units, separate from owner's primary residence. Some lenders allow for a small component of the property to have commercial content, while others do not.



Investment Property



Down Payment

Product Features

Maximum Purchase Price	No maximum purchase price
Down Payment	<p>Usually requires a minimum 20% down payment, but some lenders may ask for 25% depending on your credit score and the income generated from the property.</p> <p>Lenders usually prefer to see the down payment for this product coming from your own resources and not as a gift from a relative, although there are exceptions to this on a case-by-case basis and depending on the lender.</p>
Amortization	Maximum 30 years
Debt Servicing	<ul style="list-style-type: none"> • Either a 1.2 or standard debt servicing ratios • If the borrower can confirm a minimum of \$500,000 in liquid assets (in addition to the down payment), conventional applications can be submitted with a reduced minimum DSC requirement of 0.5x
Refinancing	Some lenders allow for 80% loan to value, while others cap it at 75% loan to value.

Qualifications

- Applicants must provide a signed lease agreement for active leases. If there are no active leases, they must provide three months of bank statements confirming lease payments for the expired leases, or tenant acknowledgement of the expired leases
- See our Debt Service Ratio (DSR) definition to learn more.

