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THE CLOSING BLUEPRINT

The DSCR Loan Blueprint

How real estate investors buy and scale without W-2s, tax returns, or personal income docs — qualifying on the property, not on you.

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WHAT IT IS

The loan that qualifies the property, not you

A DSCR (Debt-Service Coverage Ratio) loan is the investor's tool. Instead of your personal income and tax returns, the lender looks at whether the property's **rent covers the payment**. If it does, you can qualify — even with heavy write-offs, multiple LLCs, or self-employment that breaks conventional approvals.

- **No W-2s or tax returns.** Qualification is property-based.
- **Close in an LLC.** Built for entity ownership and liability protection.
- **No DTI cap from your job.** Your personal debt-to-income doesn't gate the deal.
- **Scales.** No hard limit on the number of financed properties like conventional.

THE MATH

How the DSCR ratio works

DSCR = monthly rent ÷ the property's monthly payment (PITIA: principal, interest, taxes, insurance, and any HOA). Lenders price off that ratio:

DSCR	What it means
1.25+	Strong. Best pricing tier with most lenders.
1.00 – 1.24	Qualifies. Rent covers the payment; pricing steps down.
Below 1.00	Rent doesn't fully cover PITIA — needs more down or a no-ratio program.

Example: $2,400/mo rent and a $1,900/mo PITIA = a 1.26 DSCR — strong. Send me a property and I'll run the exact ratio and a real quote, usually same day.

REQUIREMENTS

What you'll typically need

- **Down payment:** usually 20–25% for purchases (cash-out refis can pull equity instead).
- **Credit:** commonly 640+, with better pricing as the score rises.
- **Reserves:** a few months of payments in the bank, depending on the program.
- **The property:** long-term or short-term (Airbnb) rentals, 1–4 units, some 5+ programs.

The fastest way to know if a deal works is to run it. Send the address (or a target market + rent) and I'll pre-underwrite the DSCR before you make an offer.

SCALE

From 1 door to 10

The investors who scale fastest recycle capital instead of saving up for each deal:

- **BRRRR:** buy, rehab, rent, refinance (cash-out), repeat — DSCR refis pull your capital back out.
- **Cash-out refi:** tap equity in a property you own to fund the next down payment.
- **Portfolio view:** structure each loan so it doesn't block the next one.

Ready to run a scenario? Text **DSCR** to 832-956-1759 or go to theclosingblueprint.com/invest and I'll text you back.

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