THE INVESTOR'S COMPLETE GUIDE

DSCR LOANS

What They Are, How They Work &
Why Every Landlord Needs to Know

DSCR KINGS · INVESTOR EDUCATION SERIES

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CHAPTER 01

FORGET YOUR W-2.
YOUR RENTAL DOES THE TALKING.

Most loans want to see your paycheck, your tax returns, your debt-to-income ratio. DSCR loans don't. They look at one thing: does your rental property make enough money to cover its own mortgage? That's it. Your income, your job, your W-2 — irrelevant.

DSCR = Debt Service Coverage Ratio

Whether your property's rental income covers it's monthly mortgage payment

NO W-2 NEEDED

Your personal income is never part of the equation.

PROPERTY QUALIFIES

The deal gets the loan — not you. Property pays itself.

SCALE FASTER

No DTI ceiling. Keep adding doors, no limits.

Think of it like this:

Imagine your rental property is applying for a loan — not you. The bank looks at what the property earns in rent versus what the mortgage costs. If the property can cover its own bills? You're in. No pay stubs, no employer letters, no explaining why you wrote off so much last year.

IDEAL FOR:

Self-employed investors · Landlords scaling their portfolio · Fix & hold buyers · Anyone turned down by traditional banks

CHAPTER 02

THE MATH IS SIMPLER THAN YOU THINK.

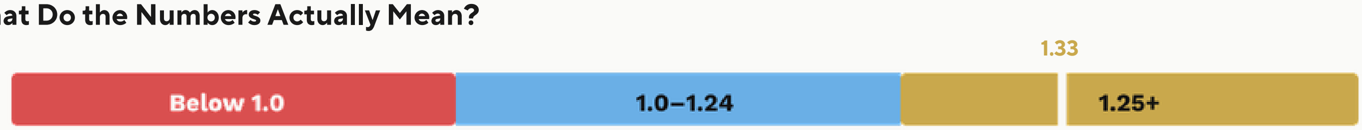
One ratio. One formula. That's all a lender needs to say yes — here's how it works.

MONTHLY RENT ÷ MORTGAGE PAYMENT = DSCR

Real-World Example:

Monthly Rent:	**$2,000**
Monthly Mortgage (PITIA):	**$1,500**
DSCR:	**1.33** — Strong — Most lenders love this

What Do the Numbers Actually Mean?



1.25+	**Strong DSCR** Most lenders love this. You have breathing room and the deal pencils well.
1.00–1.24	**Acceptable DSCR** Some lenders will approve this. Property covers itself, but barely. Expect stricter terms.
SUB 1.0	**Negative Cash Flow** Property costs more than it earns. Most lenders pass — and honestly, so should you.

Quick Note on PITIA:
Principal + Interest + Taxes + Insurance + HOA (if any). Lenders use the full payment — not just P&I.

CHAPTER 03

WHY SMART INVESTORS USE DSCR LOANS.

DSCR loans were built for real estate investors — not for people buying their first home.

No Tax Returns Required

Self-employed? Had a bad year on paper? Doesn't matter. The property's income is the story — not yours.

Close in an LLC

Protect your assets. Most DSCR lenders let you take title in your LLC, keeping you personally shielded.

No Cap on Properties

Traditional lenders cap you at 10 financed properties. DSCR lenders often have no such limit. Stack doors.

Faster Closings

Less paperwork means fewer delays. Many DSCR loans close in 2–3 weeks — faster than conventional deals.

Your Income Doesn't Matter

Part-time, retired, self-employed, or between jobs? Irrelevant. Your W-2 never enters the conversation.

Works for Short-Term Rentals

Many lenders accept Airbnb/VRBO projections (AirDNA data) to qualify STR properties. Perfect for hosts.

> **"You qualify based on the DEAL — not your day job."**
>
> — The DSCR Philosophy

CHAPTER 04

IS A DSCR LOAN RIGHT FOR YOU?

YOU'RE A GREAT FIT IF...

- You own or are buying rentals
- You're self-employed or 1099
- Your tax returns show low income
- You want to grow past 10 properties
- You want to close in an LLC
- You run short-term rentals (STR)
- You're tired of income requirements

MAYBE NOT THE BEST FIT IF...

- This is your primary residence
- The property has no rental income
- You need under a $100K loan
- Your DSCR is below 1.0

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Ready to find out if DSCR is right for your next deal?

Reach out — no pressure, just numbers.