

TRUE ALLIANCE

2nd Position (Non-Owner Occupied)

Closed-End 2nd Position Loan (Non-Owner Occupied)

A strategic tool for investors to leverage rental property equity to fund portfolio expansion or business debt consolidation.

General approval guidelines include:

- Investment Scaling: Use a DSCR Second to fund down payments on new acquisitions using rental cash flow alone.
- Rate Protection: Avoid a full refinance of low-interest portfolio debt.
- No Personal Income Needed: DSCR Option allows tapping into equity with zero tax returns in the file.

Highlights

- FICO: Minimum 660.
- CLTV: Up to 80%.
- Ratios: Qualify via 50% DTI or 1.00 DSCR options.
- Loan Limits: \$50,000 to \$750,000.
- Documentation: Stand-alone cash-out only for DSCR doc type.

2nd Position Non-Owner Occupied FAQ's

What is a closed-end second mortgage?

A fixed-term loan secured behind the first mortgage.

Can I keep my first mortgage?

Yes. Your existing first mortgage remains in place.

How can the funds be used?

Debt consolidation, home improvements, or major expenses.

What documentation is required?

Full doc, bank statements, WVOE, P&L, or 1099.

What is the maximum CLTV?

Up to 90% CLTV depending on credit.

To apply for a 2nd Position Loan, investors can “Book A Consultation” on our website, where we can fully discuss your loan options and next steps to qualify for a loan with True Alliance Capital. [Click here](#) to “Book A Consultation” or feel free to contact us at (704) 529-9925.