

DSCR Pre-Submission Checklist

Formulas + Benchmarks + Go/No-Go Thresholds

DEAL INFORMATION

Property Address: _____

Purchase Price: \$_____ Loan Amount: \$_____

Unit Count: _____ Quoted Rate: _____%

1. RENT VERIFICATION

Conservative rent comps pulled

Source: StreetEasy / Rentometer • Same unit count • ±0.25 mi • Last 90 days

Your Gross Rent: \$_____/mo Conservative Comp Rent: \$_____/mo

Rent gap calculated

Rent Gap = (Your Rent - Comp Rent) / Your Rent × 100 = _____%

✓PASS: Gap < 10% □ CAUTION: Gap 10-15% ✗FAIL: Gap > 15%

DSCR recalculated with conservative rent

DSCR @ Your Rent: _____ DSCR @ Comp Rent: _____

If DSCR @ Comp Rent < 1.15, your deal is appraiser-dependent. Proceed with caution.

Vacancy factored at 5-8%

Gross Rent × 0.95 (5% vacancy) = \$_____/mo effective rent

2. TAX VERIFICATION (NYC)

Post-purchase taxes calculated

Projected Tax = Purchase Price × 0.45 × 0.125 = \$_____/year

Current Tax Bill: \$_____/year Tax Gap: \$_____/year

Tax gap assessed

✓PASS: Gap < \$4K/yr □ CAUTION: Gap \$4-8K/yr ✗RERUN DSCR: Gap > \$8K/yr

Confirmed which tax number lender uses

Lender uses: Current taxes Projected taxes Higher of two

3. INSURANCE VERIFICATION

Actual broker quote obtained

Quoted Annual Premium: \$_____ Per Unit: \$_____

Quote compared to benchmark

Type	Benchmark/Unit	Your Quote
Frame, standard	\$1,800 - \$2,200	\$ _____
Frame, older/claims	\$2,200 - \$2,800	\$ _____
Masonry	\$1,500 - \$1,900	\$ _____
Mixed-use	\$2,500 - \$3,200	\$ _____

✓ **PASS: Within 15% of benchmark** **CAUTION: 15-30% below** **GET QUOTE: >30% below**

Lender coverage requirements confirmed

Required coverage: \$ _____ Deductible max: \$ _____

4. RATE & DEBT SERVICE

Lender's underwriting rate confirmed

Quoted Rate: _____% Underwriting Rate: _____% Spread: _____%

If spread > 0.25%, recalculate DSCR with underwriting rate.

Rate sensitivity calculated

Monthly P&I increase per 0.25% = Loan Amount × 0.00021 = \$ _____

DSCR @ Quoted Rate: _____ DSCR @ +0.50%: _____

✓ **PASS: DSCR @ +0.50% > lender min** **EXPOSED: DSCR @ +0.50% < lender min**

Rate lock strategy confirmed

Lock timing: At application At approval At clear-to-close No lock available

Lock period: _____ days Extension cost: _____/day

Lender DSCR minimum confirmed

Lender minimum DSCR: _____ Your DSCR: _____ Buffer: _____

✓ **PASS: Buffer > 0.10** **TIGHT: Buffer 0.05-0.10** **RISKY: Buffer < 0.05**

5. STRESS TEST MATRIX

Run all three. Record results. This is your risk profile.

Stress Scenario	Calculation	Result	Pass?
Base Case	Current assumptions	DSCR: _____	<input type="checkbox"/>
Rent -10%	Rent × 0.90 = \$ _____	DSCR: _____	<input type="checkbox"/> >1.10
Taxes +30%	Taxes × 1.30 = \$ _____	DSCR: _____	<input type="checkbox"/> >1.10
Rate +0.50%	Rate + 0.50% = _____%	DSCR: _____	<input type="checkbox"/> >1.10
Combined (worst 2)	Apply two stresses above	DSCR: _____	<input type="checkbox"/> >1.00

All single stresses pass (DSCR > 1.10)

Combined stress passes (DSCR > 1.00)

Breaking point identified: Deal fails if rent drops > _____% OR taxes increase > _____%

6. GO / NO-GO DECISION

Criteria	Status
Rent gap < 15% and DSCR recalculated	<input type="checkbox"/> YES <input type="checkbox"/> NO
Taxes modeled post-purchase	<input type="checkbox"/> YES <input type="checkbox"/> NO
Insurance quote obtained and verified	<input type="checkbox"/> YES <input type="checkbox"/> NO
DSCR clears lender minimum + 0.10 buffer	<input type="checkbox"/> YES <input type="checkbox"/> NO
All single stress tests pass > 1.10	<input type="checkbox"/> YES <input type="checkbox"/> NO
Combined stress test passes > 1.00	<input type="checkbox"/> YES <input type="checkbox"/> NO
Rate lock strategy confirmed	<input type="checkbox"/> YES <input type="checkbox"/> NO

ALL YES → SUBMIT • **1-2 NO → FIX FIRST** • **3+ NO → RENEGOTIATE OR WALK**

Reviewed by: _____ Date: _____

Need the full analysis framework?
DSCR Playbook at WWW.BKDSCR.COM
NO HYPE. JUST REAL NUMBERS.

NEXT STEP: WANT A SECOND SET OF EYES?

If you've completed this checklist and your deal passes, you're ready for a lender. But if you want to run it by someone who's done this 100+ times, I'm here."

15-minute deal review. No pitch. Just honest feedback on:

- Whether this deal actually qualifies
- What your biggest risk is
- Which lender fits your situation

Book your free review: WWW.BKDSCR.COM/DEAL-REVIEW

Most investors find it clarifies one critical thing they missed."

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