



MORTGAGEFUNDING

AMF Releases New DCSR Program Manual Version 6

Oct. 20, 2025

Effective Oct. 20, 2025, Arch Mortgage Funding, Inc. (AMF), released its redesigned **Debt Coverage Service Ratio (DSCR) Program Manual Version 6**, which supersedes all DSCR-related content in the AMF Underwriting Guidelines Manual Version 5.

This updated manual reflects a comprehensive overhaul of the DSCR program, designed to enhance clarity, usability and market competitiveness.

All program enhancements are effective immediately. New program restrictions apply to locks dated on or after Nov. 3, 2025.

Key Enhancements:

For complete details, contact your AMF Sales Representative to review the **AMF DSCR Program Material Version 6 Revisions**. Highlights include:

- **Borrower Eligibility:** Now includes first-time investors and non-permanent residents.
- **Property Eligibility:** Expanded to include non-warrantable condos, rural properties and ADUs.
- **Underwriting Improvements:**
 - Interest-only loans qualified on ITIA payment.
 - Vacant/unleased properties eligible for refinance.
 - Cash-out proceeds and business funds permitted for required reserves.
 - Short-term rental income allowed for purchase/refinance with no LTV cap.
 - Minimum loan amount reduced to \$100,000.
 - Transferred appraisals and rent-free living arrangements permitted.
 - Revised tradeline requirements.
 - Reduced seasoning requirements for using the current appraised value on refinances.
 - New 5/6 ARM financing option added.

If you have questions, contact your [AMF Sales Representative](#) or email creditscenarios@archmortgagefunding.com.

About Arch Global Mortgage Group

The Arch Global Mortgage Group, part of Arch Capital Group Ltd., is focused on providing risk management, risk financing and capital optimizing insurance and reinsurance products to the housing sector worldwide. Through its distinct businesses in the United States, Bermuda, Europe, Australia and Hong Kong, Arch pairs unparalleled expertise with the financial strength to expand mortgage insurance opportunities worldwide.