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Lock Desk Support		Mortgage History	Credit Event	Residual Income	Reserves
305-824-2421 lock@admortgage.com		0x30x12 and 0x90x24	48 months	\$2,000	3 months
Underwriting Requirements					
Minimum Loan Amount:		\$50,000	Maximum Loan Amount:	\$500,000	Maximum combined loan amount for both first and second liens: \$4,000,000
Appraisal		Full Appraisal completed within the last 360 days supported by AVM ordered by A&D internally (10% variance with confidence score of >=90%). If Appraisal is not supported by AVM, then Drive by or Second Appraisal will be required			
Assets		• Assets sourced and seasoned for 30 days, 120 days age max • Gift funds allowed (under 80% CLTV Borr Contribution Required: OO - 0% , Asset Ut, WVOE, P&L- 20%; Inv - 20%; over 80% CLTV: OO - 5% , Asset Ut, WVOE, P&L- NA; Inv - NA) • Overseas Assets sourced and seasoned for 30 days • 1031 Exchange Eligible			
Credit & Tradelines		• If 3 scores are not available: 3 for past >=12 months OR 2 for past >=24 months, active in the last 12 month • Middle Lowest for multiple borrowers, Lowest if only 2 scores • 120 days age max • Foreign National: No score or 680 min FICO (No FICO) • 1 Bank Reference Letter			
Credit Event		• BK, FCL, SS, DL, modification, forbearance and 120+ days are considered as a Credit Event			
Eligible States OO		• AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MD, MI, MO, MS, NC, ND, NV, NE, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, SD, VA, VT, TX, UT, WA, WI, WV, WY			
Eligible States Inv		• AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, ME, MI, MO, MS, MT, NC, ND, NE, NV, NH, NJ, NM, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV, WY			
Eligible States Inv (No License Required)		• AK, AL, AR, CO, CT, DE, FL, GA, IA, IL, IN, KS, KY, LA, MA, MD, ME, MO, MS, MT, NC, NE, NH, NJ, NY, OH, OK, PA, RI, SC, TN, TX, WA, WI, WV, WY			
Escrow		• Impound accounts are not required			
Homeownership		• Third Party residency letter with transaction for all programs (CPA Letter, utility bill, tax bill, etc) • Rent-free borrowers with no housing expenses are limited to 80% CLTV, if permitted by the eligibility matrix.			
Income / DTI		• Traditional Conforming Full Documentation Income • DTI 50% Max for CLTV up to 80%, DTI 45% for more than 80% CLTV • Foreign National required Income by CPA Letter last 2 Years and YTD, DSCR value is not considered • Foreign National Full Doc / Foreign National DSCR • DTI 43% Max on Foreign National			
Income DSCR		• DSCR = Gross Income / Proposed PITIA. Borrower income is not required. DSCR must be equal to 1 or above			
Income / DTI	Asset Utilization:	Qualifying Assets are 100% Cash or Money Market, 100% from Public Securities, 70% from Retirement Accounts • DTI 50% Max on O/O			
	12 or 24 Months Bank Statements:	License or Business LOE for Personal BK Stmtms Tax Preparer / CPA Prepared P&L for Business BK Stmtms (UW will review industry standards) or use 50% expense ratio • Mixed Income allowed • DTI 50% Max on O/O • Available for self-employed borrowers only			
	1099:	The last 1 year allowed • Expense ratio 10% • Maximum DTI is 50% for OO • Gift funds allowed			
	WVOE:	Completed FNMA Form 1005 for 2 year history with same employer; No Gift Funds Allowed • DTI 50% Max on O/O			
Interest Only		• Not allowed			
New Construction		• Max CLTV on PUD is 80% (OO) and 75% (Investment) for FL • Max CLTV for Condo 75% (OO) and 70% (Investment) for FL • No CLTV limitations on 1-4 units without community			
Non-Permanent Resident & FN		• Eligible Status H-1, L-1, E1-E3, NATO, O1, R1, TN (additional statuses allowed are listed in the guidelines exhibit 1) • Cash Out transactions are not allowed for non-permanent residents • ITIN not allowed			
Occupancy Types		• Owner Occupied, Second Homes (1 unit only) and Investment (Vacant or Tenant Occupied - Lease Agreement Not Required if Not Used in DTI) • Foreign National (Investment only)			
Points & Fees		• Total Borrower Paid Points and Fees must be less than 5% (including Lender fees) on OO and less than 7% (including Lender fees) on Inv • Broker's Maximum Compensation: 3.00% (Borrower Paid), 2.75% (Lender Paid, Max Price 102.75) • Lender Credit Max 2.75 points • Broker's Processing Fee is a part of broker's compensation and capped at maximum allowed compensation • Third Party's Processing Fee allowed • UW fee can be waived • 2% limit for mortgage broker fee on OO in TN and 1-2 units in IA • NJ broker fees are not allowed • BPC not allowed on OO and 2nd home in NY with LA<\$250k (LPC allowed) • MD does not allow BPC on Second liens OO • OH rate limitation to charge on 2nd liens for LA less than or equal to 100K and max 2 % discount points on 1-2 units for all loan amounts • IN Origination charges on OO may not exceed 3% of the LA			
Prepayment Penalty		• Investment Only • Max PP Term - 5 years • Penalty Amount: 6 months of interest on any amount over 20% of Note Principal • PPP not allowed and buydown is required in: AR, KS, MD (LA < \$75,000), MI, NM, OH (on 1-2 units), PA (on 1-2 units with LA < \$312,159), RI, TX, VA (LA < \$75,000), VT • Loans vested in individuals in IL, NJ - buydown required or close in LLC (IL - max 3 years) • Max PPP 3 years in ID, MA • Max PPP 3 years and Penalty Amount: max 2 months interest for any loan type in DC, MD, MN • Max PPP 2 years in MS			
Property Types		• Single Family Residence • Warrantable / Non-Wr. Condo (Limited Review) • 2-4 Unit (N/A for 2nd Home) • PUD • Short-Term Rental (Max CLTV: 75%)			
Reserves		• Purchase: Loan amount <= 1,000,000: min 3 months, >1,000,000 and <=2,000,000: min 6 months, >2,000,000: min 12 months, rate&term and cash out: no minimum requirements			
Seller Concessions		• 6% if 80% CLTV or less • 4% if CLTV greater than 80%			
State limitations		• PR, Texas 50(a)(6) prohibited • IA: OO, minimum loan amount: \$69,501 • TN: only investment loans allowed			
Highlights		Purchase transactions are available on Piggyback only			
Title		• Full Title Policy • Individuals • LLCs/Corp (Maximum 4 owners allowed, all have to be borrowers and guarantors on the transaction) • Title Commitment: 60 days max age			



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Second Mortgage

Full Doc



Purchase, Rate/Term Refinance, Cash Out

Occupancy	Property Type	Minimum FICO	Maximum LTV/CLTV*	Maximum Loan Amount
Primary	1 Unit SFR, PUD, 2-4 Unit, Condo	740	90	\$350,000
			85	\$500,000
		700	85	\$500,000
			75	\$500,000
Second Home	1 Unit SFR, PUD, Condo	720	75	\$500,000
			70	\$500,000
		680	65	\$350,000
			60	\$450,000
Investment (US Citizen, Permanent, Non-Permanent)	1 Unit SFR, PUD, 2-4 Unit, Condo	720	75	\$500,000
			70	\$500,000
		680	65	\$350,000
			60	\$450,000

Second Mortgage

Alt Doc

Purchase, Rate/Term Refinance, Cash Out

Occupancy	Property Type	Minimum FICO	Maximum LTV/CLTV	Maximum Loan Amount
Primary	1 Unit SFR, PUD, 2-4 Unit, Condo	740	85	\$350,000
			80	\$500,000
		720	85	\$350,000
			80	\$350,000
		700	75	\$500,000
			75	\$350,000
Second Home	1 Unit SFR, PUD, Condo	720	75	\$350,000
			70	\$500,000
		700	70	\$450,000
			65	\$500,000
		680	65	\$350,000
			60	\$450,000
Investment (US Citizen, Permanent, Non-Permanent)	1 Unit SFR, PUD, 2-4 Unit, Condo	720	75	\$350,000
			70	\$500,000
		700	70	\$450,000
			65	\$500,000
		680	65	\$350,000
			60	\$450,000
Investment Foreign National	1 Unit SFR, PUD, 2-4 Unit, Condo	720, No FICO	70	\$450,000
		700	70	\$350,000
			65	\$450,000
		680	60	\$450,000

* Condo (85% CLTV Max)

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