

Programs



PRIME JUMBO

Min. FICO 680 • Up to 80% HCLTV

- 15 & 30 Year Fixed up to \$2.5 Million
- Cash-Out up to 75% HCLTV
- No Mortgage Insurance required
- Primary, Second Home properties are allowed
- Purchase, Refinance and Cash-Out
- Delayed Financing is available up to 180 days
- No Overlays on Credit & Tradelines refer to AUS / Fannie Mae Guidelines
- Refer to AUS / Fannie Mae Seller Guide

SUPER PRIME

Min FICO 599 • Up to 90% HCLTV

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- DTI up to 55%
- 1Y & 2Y Full Doc, 12 & 24 Bank Statement
- 1Y & 2Y P&L, Asset Utilization, WVOE, 1099
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 0% for OO, 20% for NOO
- 24 Months out of Credit Event
- Condos / NY up to 90% CLTV
- Condotels allowed

PRIME

No Score or FICO 599 • Up to 80% CLTV

- Loan Amount up to \$1.5 Million
- 30 & 40 Year Fixed, 5/6 and 7/6 ARMs
- Primary, Second Home and Investment properties are allowed
- Purchase, Refinance and Cash-Out
- 12 Months out of Credit Event
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 0% for OO, 20% for NOO
- Limited tradelines OK
- Non-Permanent Residents allowed
- Temporary rate buydowns available

DSCR

Min. FICO 620 • Up to 80% CLTV

- Loan Amount up to \$3.5 Million
- Max cash-on-hand \$1 Million, no limit for CLTV < 55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- DSCR as low as 0 (min. FICO 680)
- Non-Perm Residents, ITIN & Foreign Nationals allowed
- 1-4 Units, Condotels allowed
- Mixed-use and multi-family (5-8 units) allowed
- Gift Funds allowed
- Min Borrower Contribution is 20%

FOREIGN NATIONAL

No score or Min. FICO 660 • Up to 75% CLTV

- Loan Amount up to \$2 Million
- Cash-Out allowed
- DSCR as low as 0 (min. FICO 680)
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed
- Min Borrower Contribution is 20%

SECOND LIEN

Min. FICO 660 • Up to 85% CLTV

- Owner-occupied, second home or investment
- Minimum Loan Amount of \$50,000
- Maximum Loan Amount of \$500,000
- Maximum 50% DTI
- 30-year fixed terms available

ITIN

Min. FICO 660 • Up to 80% CLTV

- Min. FICO 660 and up to 80% CLTV for Super Prime
- Min. FICO 700 and up to 70% CLTV for DSCR
- Loan Amounts up to \$1.5 Million
- Must have valid ITIN card or IRS ITIN Letter and a valid Government-issued ID

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Income Types



FULL DOC PRIME JUMBO

Min. FICO 680 • Up to 80% HCLTV

- 15 & 30 Year Fixed up to \$2.5 Million
- Cash-Out up to 75% HCLTV
- No Mortgage Insurance required
- Primary, Second Home
- Purchase, Refinance and Cash-Out
- Delayed Financing is available up to 180 days
- No Overlays on Credit & Tradelines refer to AUS / Fannie Mae Guidelines
- Refer to AUS / Fannie Mae Seller Guide

ASSET UTILIZATION

Min. FICO 599 • Up to 80% HCLTV

- Cash-Out up to 80% CLTV
- Savings and Checking at 100%
- Securities at 100%
- Retirement at 70%
- Income Calculation — All Eligible Assets Divided by 60
- Super Prime & Prime Programs

FULL DOC NON-QM

No Score or FICO 599 • Up to 90% CLTV

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- DTI up to 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- Traditional Income
- 12 Months out of Credit Event
- Super Prime & Prime Programs
- Condos / NY up to 90% CLTV
- Condotels up to 75% CLTV

WVOE / 1099

No Score or FICO 599 • WVOE up to 80% CLTV, 1099 up to 85% CLTV

- Loan Amount up to \$4 Million
- Max DTI 55%
- Cash-Out up to 80% CLTV
- Completed FNMA Form 1005 for 1-Year History with Same Employer
- Super Prime & Prime Programs

12/24 MONTH BANK STATEMENTS

No Score or FICO 599 • Up to 90% CLTV

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Super Prime & Prime Programs
- 12 Months out of Credit Event
- Condos / NY up to 90% CLTV
- Condotels up to 75% CLTV

DSCR

Min. FICO 620 • Up to 80% CLTV

- Loan Amount up to \$3.5 Million
- Max cash-on-hand \$1 Million, no limit for CLTV < 55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- DSCR as low as 0 (min. FICO 680)
- Non-Perm Residents, ITIN & Foreign Nationals allowed
- 1-4 Units, Condotels allowed
- Mixed-use and multi-family (5-8 units) allowed
- Gift Funds allowed
- Min Borrower Contribution is 20%

1Y & 2Y P&L

No score or Min. FICO 660 • Up to 80% CLTV

- Max DTI 55%
- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- P&L by Licensed CPA, Enrolled Tax Agent, or Licensed Tax Preparer
- 2 months of bank statements required for CLTV > 65%
- Super Prime & Prime Programs

FULL DOC FOREIGN NATIONAL

No score or Min. FICO 660 • Up to 75% CLTV

- Loan Amount up to \$2 Million
- Cash-Out up to 65% CLTV
- DSCR available under FN DSCR Program
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed
- Min Borrower Contribution is 20%

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