

# PROGRAMS



## ITIN

**Min. FICO 660 Up to 70% CLTV**

- Min. FICO 660 and up to 70% 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

## FOREIGN NATIONAL

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

- Loan Amount up to \$3 million
- Cash-Out allowed
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed
- Min Borrower Contribution is 10%

## SECOND MORTGAGE

**No Score for FN or FICO 680**
**Up to 90% CLTV**

- Owner-occupied, second home or investment
- Minimum Loan Amount of \$50,000
- Maximum Loan Amount of \$500,000
- Maximum 50% DTI
- 20 & 30-year fixed terms available

## SUPER PRIME

**Min. FICO 620 Up to 90% HCLTV**

- Loan Amount up to \$4 Million / \$2.5 Million for P&L
- Max cash-in-hand \$500,000 for CLTV >65%, \$1,000,000 for CLTV ≤65% to ≥55%, no max cash-in-hand limitation 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
- Min 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 0% for OO, 10% for NOO
- 48 Months out of Credit Event
- Condos / NY up to 85% CLTV
- Condotels allowed

## PRIME JUMBO

**Min. FICO 720 Up to 80% HCLTV**

- 15 & 30 Year Fixed up to \$3.5 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

## PRIME

**No Score or FICO 620**
**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
- Min 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 0% for OO, 10% 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-in-hand \$500,000 for CLTV >65%, \$1,000,000 for CLTV ≤65% to ≥55%, no max cash-in-hand limitation for CLTV <55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- 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 10%

**THE POWER OF YES** 855-710-7100 | [sales@admortgage.com](mailto:sales@admortgage.com) | [admortgage.com](http://admortgage.com)

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# INCOME TYPES

## FULL DOC NON-QM

**No Score or FICO 620****Up to 80% CLTV**

- Loan Amount up to \$4 Million
- Max cash-in-hand \$500,000 for CLTV >65%, \$1,000,000 for CLTV ≤65% to ≥55%, no max cash-in-hand limitation 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 85% CLTV
- Condotels up to 75% CLTV

## FULL DOC PRIME JUMBO

**Min. FICO 720****Up to 80% HCLTV**

- 15 & 30 Year Fixed up to \$3.5 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 620****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

## 12/24 MONTH BANK STATEMENTS

**No Score or FICO 620****Up to 90% CLTV**

- Loan Amount up to \$4 Million
- Max cash-in-hand \$500,000 for CLTV >65%, \$1,000,000 for CLTV ≤65% to ≥55%, no max cash-in-hand limitation for CLTV <55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- Min 3 Months Reserves
- Gift Funds for Reserves allowed
- Super Prime & Prime Programs
- 12 Months out of Credit Event
- Condos / NY up to 85% CLTV
- Condotels up to 75% CLTV

## FULL DOC FOREIGN NATIONAL

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

- Loan Amount up to \$3 million
- Cash-Out up to 65% CLTV
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed
- Min Borrower Contribution is 10%

## WVOE / 1099

**No Score or FICO 620****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 2-Year History with Same Employer
- Super Prime & Prime Programs

## 1Y & 2Y P&L

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

- Max DTI 55%
- Loan Amount up to \$2.5 Million
- Max cash-in-hand \$500,000
- for CLTV >65%, \$1,000,000 for CLTV ≤65% to ≥55%, no max cash-in-hand limitation for CLTV <55%
- P&L reviewed by Licensed CPA, CTEC registered Tax Preparer or IRS Enrolled Tax Agent
- Bank statements are not required up to 70% LTV
- Super Prime & Prime Programs

## DSCR

**Min. FICO 620****Up to 80% CLTV**

- Loan Amount up to \$3.5 Million
- Max cash-in-hand \$500,000 for CLTV >65%, \$1,000,000 for CLTV ≤65% to ≥55%, no max cash-in-hand limitation for CLTV <55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- 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 10%

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