

# Quick Product Guide

## Conventional

### Owner Occupied

- Minimum score of 620
- Up to 97% LTV / 105% CLTV
- 80% cash out refi | 100% gift funds allowed-DU\*
- High Balance available – 620 min score
- Condo approval available
- TX Cash out loans
- Minimal overlays

### Non-Owner Occupied

- Minimum score of 620
- Up to 85% purchase (1 unit)
- 75% rate term refi / 85% on Freddie / 75% cash out refi
- Condo approval available
- Agency Alternative better pricing with lower LLPAs

## FHA

- Minimum score of 580
- Up to 96.5% purchase / 105% CLTV\*
- 97.75% rate term refi / 80% cash out refi\*
- FHA streamlines | No AVM required
- No admin fee on streamlines
- FHA High Balance – 620 min score
- Manual underwrites down to 600 fico

## HomeZero

- Minimum score of 600 with AUS approval
  - Manual Underwrite, 660 minimum credit score and max DTI 45%
- FHA fixed product
- Follow agency guidelines for maximum LTV/CLTV
- Forgivable and repayable 2nd mortgage options
- No Income Restrictions
- No 1st time Home Buyer Restrictions
- Buydowns are available

## USDA

- Minimum score of 580
- Up to 100% purchase | non-arms length allowed
- Manual UW allowed
- 2-1 and 1-0 temporary buydowns available
- Streamline Assist Refinance / No Admin Fee

## Jumbo

- Max DTI Ratio 50%
- Max LTV 90% (credit score restrictions apply)
- Min Credit Score 660 (loan amount and LTV restriction apply)
- Max Loan amount \$3,500,000
- Owner Occupied, 2nd Homes & Investment Properties

## Non-QM

- 12 / 24 months Business Bank Statements
- 1099's or P&L's income source OK
- No Min DSCR Ratio
- LLC Ownership allowed on DSCR
- Interest only
  - Qualify on the IO payment
  - 30 and 40 year IO term
- Foreign National Available
  - 2nd Homes & NOO Only
  - ITIN and DACA Home Opportunities Programs Available

## Doctor

- DTI up to 45%
- Maximum LTV/CLTV 90%
- Loan Amounts from \$100k - \$2M
- Employment for the borrower with the eligible profession may begin up to 90 days after loan closing\*
- State license pending ok
- No Mortgage Insurance Required
- Flexible deferral for student loans

## VA

- Minimum score of 580 | IRRRL – 580 min score
- Manual Underwrite, 600 minimum credit score
- Non IRRRL cash out 90% – 620 min score\*
- Non IRRRL cash out 100% – 640 min score\*
- VA High Balance – 620 min score
  - Max loan amount \$3,000,000

## Other Features

- Lock & Shop and TBD on all product type
- Buydowns available on Conventional and Government Loans
- Manufactured Home – Doublewide options available

## Closed-End Fixed Rate 2nd Mortgages

- Earn Borrower Paid or Lender Paid Compensation
- Loan amounts from \$50,000 - \$500,000
- Minimum score of 680
- Max LTV 85% on Primary Residence
- Owner Occupied, 2nd Homes and NOO Properties available
- Available in many states - ask me for details!