



WHOLESALE ANNOUNCEMENT 2025-95

December 15, 2025

FCM/AMB Non-QM Equity Solutions Second

Effective Date

New Locks on or after December 15, 2025

FCM is pleased to announce the addition of

FCM/AMB Non-QM Equity Solutions Second

Summary

- NO Exceptions allowed
- Lender Paid or BPC allowed
- Loan Amounts from \$50,000 to \$850,000.
- 10, 15, 20, and 30-year fixed-rate options
- 30/15 and 40/15 Balloon Terms
- 2nd Lien position only
- Cash-Out
 - Properties owned for 6 months or greater, no restrictions. Properties owned less than 6 months ineligible
- Currently available in AL, AR, AZ, CA, CO, DE, FL, GA, IA, ID, IL, IN, LA, MA, MD, MI, MN, MS, NC, NE, NH, NJ, NM, NV, OH, OR, PA, RI, SC, SD, UT, TN, VA, WA, WI, WV
- Maximum DTI 50%
- Minimum FICO 660
- A credit report is required for all borrowers
- Owner Occupied, Second Home, Non-Owner Occupied – Including DSCR
- Maximum LTV Owner Occupied – 90%
- Maximum LTV Second Home – 80%
- Maximum LTV Non-Owner Occupied – 80%
- SFR, PUD, Townhome, Modular, 2-4 Units, Condos, Warrantable

Owner Occupied

- Full Doc, Bank Stmt 12 & 24 month, WVOE, and P&L available
- Rural – Maximum 10 acres (see matrix for CLTV)
- Asset Depletion can be used to augment qualifying income

Second Home

- Full Doc, Bank Stmt 12 & 24 month, WVOE, and P&L available
- Asset Depletion can be used to augment qualifying income

Non-Owner Occupied

- Full Doc, Bank Stmt 12 & 24 month, WVOE, P&L & DSCR available
- Min 1.00 DSCR
- Asset Depletion can be used to augment qualifying income
 - Not eligible on DSCR
- Prepayment Penalty- Applies to Non-Owner-Occupied Investment Properties
 - 0-5 years- 5%
 - In any state that does not allow a prepayment penalty, the prepayment penalty must be bought out

Should you have any questions, please reach out to your Account Executive or Client Manager

FCM/AMB Non-QM Equity Solutions Second 12.2025



NMLS# 629700