

#### 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
- 2<sup>nd</sup> 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**

