



WHOLESALE ANNOUNCEMENT 2026-6

January 12, 2026

FCM/AMB Medical Professional Loan

Effective Date

New Locks on or after January 12, 2026

FCM is pleased to announce the addition of

FCM/AMB Medical Professional Loan

Summary

- NO Exceptions allowed
- BPC allowed
- Eligible Professions-
 - Medical Doctor (MD)
 - Doctor of Osteopathy (DO)
 - Doctor of Dental Science or Surgery (DDS)
 - Doctor of Dental Medicine (DMD)
 - Doctor of Ophthalmology (MD or DO)
 - Doctor of Psychiatry (MD or DO)
 - Doctor of Pharmacy (PharmD)
 - Doctor of Veterinary Medicine (VMD)
 - Doctor of Podiatric Medicine (DPM)
 - Certified Registered Nurse Anesthetist (CRNA)
 - Medical residents, fellows, or interns with one of the above degrees
- Borrowers must hold a minimum of an M.D., D.O., D.D.S., DNP, DNAP or D.M.D. degree and have an active employment contract (or verification of terms of employment acceptance)
- Fixed Rate 30-Year & 5/6, 7/6, and 10/6 SOFR ARMs
- Primary Residence Only – 1 unit only
- Purchase/R/T Refinances
- AUS finding are not eligible – Full manual underwrite required
- DTI 50%
 - DTI 45% LTV >95%
- Minimum LTV 90.01%
- Maximum LTV/CLTV 100%
- Minimum Credit Score 680
- Minimum Loan Amount \$100,000 (ARM \$350,000) Maximum Loan Amount \$2,000,000
- Projected Income: Employment Contract / Offer Letter Requirements
 - A fully executed employment contract or offer letter must be signed by all parties.
 - The document must specifically state the following:
 - Position/Title of the borrower.
 - Start date of employment, which must be no more than 150 days after the Note date.
 - Salary/compensation details.





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- The employment contract or offer letter may only include contingencies related to:
 - Borrower's receipt of their medical license, OR
 - Normal administrative requirements, such as background checks, drug testing, and fingerprinting
 - Medical Professionals hired as a contractor or 1099 Employee:
 - Must have an executed employment contract
 - The contract must have a guaranteed salary or hourly rate and stated number of hours to be worked.
 - A satisfactory letter from the hospital or clinic must specifically confirm that there are no expenses to the medical professional in order for them to perform their duties.
 - The start date must be within 60 days of loan closing.
 - If the borrower has filed taxes using 1099 income in the previous year, tax returns are required.
 - If the returns show expenses, a letter cannot be used to document that there are no expenses.
 - In this case, the borrower must qualify under standard self-employment guidelines.
 - Student loan payments that are in deferment, forbearance, or reporting as \$0 due to an Income-Based Repayment (IBR) plan may be excluded from the borrower's debt-to-income (DTI) ratio if all of the following conditions are met:
 - The borrower is currently in residency, or the borrower is currently in training in a medical clinical fellowship program.
 - The borrower is qualified based on the current income received during residency or medical clinical fellowship program.

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

