



As a U.S. Treasury certified CDFI, Quontic's mission is to provide non-traditional prime mortgage financing to low-income households, small businesses owners, immigrants, and other diverse borrowers. We understand that tax returns often don't tell the whole story and instead base our underwriting decisions upon character, credit, equity, and the borrower's overall circumstances.

**This information is provided for the benefit of Mortgage Professionals and not intended for Consumers or the general public.**

## Home loans for non-U.S. citizens anywhere in the 50 United States.

### Income Verification

#### DTI:

- Self-Employed: Letter from CPA/Accountant or Auditor stating last 2 years' and YTD Income.
- Salaried: Letter from Employer stating current annual compensation.
- Up to 50% DTI
- Subject property does not need positive cash flow
- No Tax Returns or Audited Financials Required

#### DSCR:

- Qualify using subject property income ONLY
- Minimum 1.00x DSCR
- No statement or verification of income or employment required!
- Not a bank statement program.

### Asset Verification

- 1 Month bank statement (covering at least 30 days)
- 100% Gifts allowed for down payment closing costs
- Cash-out proceeds may be used towards reserves
- All funds to close must be wired in a U.S. bank prior to closing. Seasoning of funds is not required.

### Other Program Highlights

- True Foreign Nationals only. Borrower cannot live or work in the US
- Borrowers must have valid passport and Visa (if applicable). ITINs accepted.
- U.S. based Corporations and LLCs accepted.
- Purchase & Rate/Term Refinance up to 65% LTV
- Cash-out refinance up to 60% LTV, \$500,000 cash-out funds
- 1-4 Units, condos, PUDs
- Loan amounts up to \$2,000,000
- 5/6 ARM<sup>1</sup>, 7/6 ARM<sup>1</sup>, 15 or 30 year fixed. For fixed subject properties located in the following States are limited to ARM products ONLY: AK, DC, IL, KS, MI, NJ, NM, RI, PA.
- No credit or reference letters required
- Various loan terms available
- Interest only option available

*Eligibility requirements, exclusions & other terms & conditions apply.*

# Call 1-888-738-9016

NMLS ID: 403503 • 3105 Broadway Astoria, NY 11106 • [QuonticWholesale.com](http://QuonticWholesale.com)

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