



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.

## Qualification

- Qualify Using Subject Property Income ONLY
- Minimum 1.00x or higher DSCR.
- Rents divided by PITI(A). No vacancy factor, no operating expenses, no management fee, no replacement reserves.
- No DTI<sup>1</sup> or Global Calculated
- No Tax Returns or W2s required. Not a Bank Statement Program.
- No statement/verification of income or employment needed

## Asset Verification

- 1 Month Bank Statement (covering at least 30 days)
- Cash-Out Proceeds May Be Used Towards Reserves<sup>2</sup>
- 100% Gift funds allowed for down payment and closing costs (after borrower has documented a 10% minimum borrower contribution)

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

## Other Program Highlights

- Purchase & Rate/Term Refinance up to 75% LTV
- Cash-out up to 70% LTV
- Cash-out refinance max \$500,000 cash in hand
- 1-4 Units, Condos, PUDs
- Loan Amounts up to \$2,000,000
- Minimum 700 FICO
- 5/6 ARM2, 15- or 30-Year Fixed
- Subject properties in the following States\* are limited to ARM<sup>3</sup> products ONLY: AK, DC, IL\*, KS, MI, MN, NJ\*, NM, RI, PA.  
*\*Fixed rate option available for LI & NJ for loans that are closed in name of Corp or LLC.*
- Corporations and LLCs Accepted
- First time homebuyers and borrowers who do not own a primary residence are eligible; must do the loan in the name of Corp or LLC.

# Call 1-888-738-9016

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

1 Debt to Income 2 Reserve requirements subject to loan amount. 3 Adjustable-Rate Mortgage Disclosure: All lending products are subject to credit & property approval. Rates, program terms & conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions & limitations apply. Information is accurate & effective as of May 22, 2025 & is subject to change without notice. Quontic name & logo are registered trademarks. © 2025 Quontic. All rights reserved.

