

# Foreign National Investor

## Income Verification

- Qualify using subject property income ONLY
- Minimum 1.10x 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)
- All funds to close must be wired in a U.S. bank prior to closing. Seasoning of funds is not required.
- 100% Gifts for down payment closing costs
- Cash-out proceeds may be used towards reserves

## Other Program Highlights

- True Foreign Nationals only. Borrower cannot live or work in the U.S.
- Rate/Term Refinance up to 80% LTV
- Cash-out refinance up to 60% LTV, up to \$500,000 cash-in-hand Proceeds
- No credit or reference letters required
- Loan amounts up to \$2,000,000

# ITIN Owner-Occupied

## Income Verification

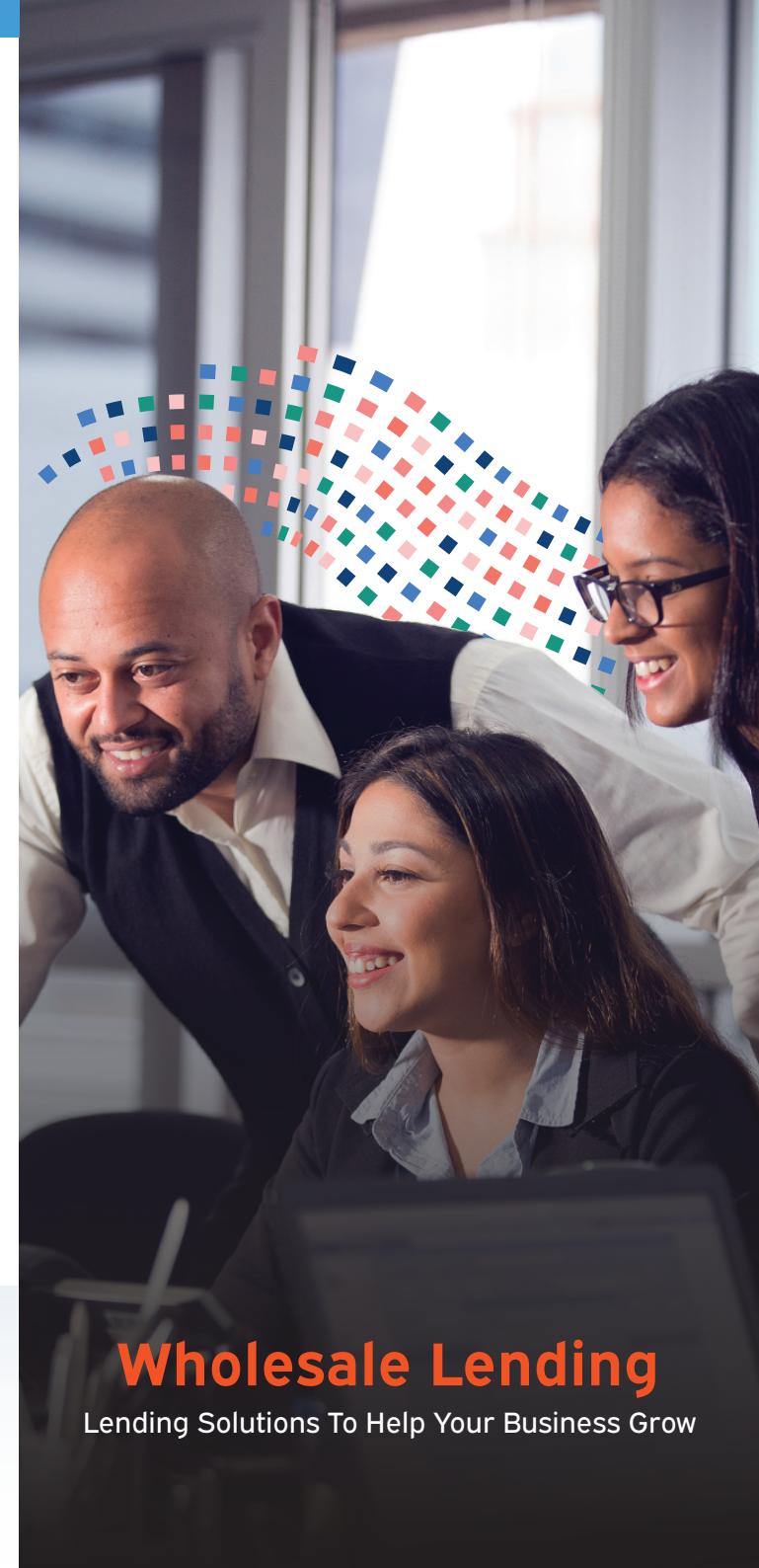
- Self-employed: 12 Month CPA / Accountant prepared P&L
- Salaried: Quontic VOE of current income only
- No tax returns or W2s required.
- Minimum 660 FICO score
- Up to 50% DTI

## Asset Verification

- 1 month bank statement (covering at least 30 days)
- 100% gift funds allowed for down payment and closing costs
- Cash-out proceeds may be used towards reserves

## Other Program Highlights

- Purchase up to 80% LTV
- Rate/Term Refinance up to 80% LTV
- Cash-out refinance up to 80% LTV, up to \$1,000,000 cash-in-hand Proceeds
- Primary and second homes allowed
- Loan amounts up to \$1,000,000
- No Co-Ops



## Wholesale Lending

Lending Solutions To Help Your Business Grow



## Lite Doc Owner-Occupied

### Income Verification

- Self-Employed: 12-Month CPA/ accountant Prepared P&L
- Salaried: Quontic VOE with Current Income ONLY
- No Tax Returns or W2s required. Not a Bank Statement Program.
- Minimum 660 FICO score
- Up to 50% DTI<sup>2</sup>

### Asset Verification

- 1 month bank statement (covering at least 30 days)
- 100% gift funds allowed for down payment and closing costs
- Cash-out proceeds may be used towards reserves<sup>3</sup>

### Other Program Highlights

- Purchase & Rate/Term Refinance up to 80% LTV<sup>4</sup>
- Cash-out refinance up to 80% LTV, up to \$1,500,000 cash-in-hand Proceeds
- 1-4 Units, Condos, Coops, PUDs
- Second Homes Allowed
- Loan Amounts up to \$3,000,000
- Flexible terms
- Interest only option available on all loan terms except 15 year fixed

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

## Lite Doc Investor-Owned

### Income Verification

- Self-Employed: 12-month CPA/accountant-prepared P&L
- Salaried: Quontic VOE of Current Income Only
- No Tax Returns or W2s required. Not a Bank Statement Program.
- Subject Property Does Not Need Positive Cash Flow
- Up to 50% DTI

### Asset Verification

- 1 month bank statement (covering at least 30 days)
- 100% gift funds allowed for down payment and closing costs
- Cash-out proceeds may be used towards reserves

### Other Program Highlights

- Purchase & Rate/Term Refinance up to 75% LTV
- Cash-Out Refinance up to 75% LTV, \$1,500,00 cash-out funds
- 1-4 Units, Condos, PUDs
- Loan Amounts up to \$3,000,000
- 5/6 ARM<sup>5</sup>, 7/6 ARM, 15 or 30 year fixed
- Subject properties located in the following States are limited to ARM products ONLY: AK, DC, IL, KS, MI, NJ, NM, RI, PA
- Interest only option available on all loan terms except 15 year fixed.

Corporations and LLCs accepted  
First time home buyers eligible

## DSCR Investor-Owned

### Income Verification

- Qualify Using Subject Property Income ONLY
- Minimum 1.10x or higher DSCR
- No DTI or Global Calculated
- No Tax Returns or W2s required. Not a Bank Statement Program.
- No Statement of income or employment required

### Asset Verification

- 1 month bank statement (covering at least 30 days)
- 100% gift funds allowed for down payment and closing costs
- Cash-out proceeds may be used towards reserves

### Other Program Highlights

- Purchase & Rate/Term Refinance up to 75% LTV
- \$500,000 cash-out funds
- 1-4 Units, Condos, Non-Warrantable Condos, PUDs
- Loan amounts up to \$2,000,000
- Minimum 680 FICO
- 5/6 ARM, 7/6 ARM, 15- or 30-Year Fixed
- Subject properties located in the following States are limited to ARM Products Only: AK, DC, IL<sup>\*\*</sup>, KS, MI, NJ<sup>\*\*</sup>, NM, RI, PA \*Properties located in HI Lava Zones 1 & 2 are not eligible  
\*\*Fixed rate option available for IL & NJ for loans that are closed and vested in name of corp or LLC
- Qualify with interest only payment (minimum 1.00x DSCR max 75% LTV)
- Corporations and LLCs Accepted
- First Time Investors Eligible

<sup>1</sup> Verification of employment

<sup>2</sup> Debt-To-Income

<sup>3</sup> Reserve Requirements Subject to Loan Amount

<sup>4</sup> Maximum LTVs subject to minimum FICO and maximum DTI requirements Disclosure

<sup>5</sup> Adjustable-Rate-Mortgage