

Lite Doc - Investor



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.

Income Verification

- **Self-Employed:** 12 month PTIN / Accountant Prepared P&L
- **Salaried:** Quontic VOE¹ 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**²

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 reserves³

Elegibility requirements, exclusions & other terms & conditions apply.

Other Program Highlights

- Purchase & Rate/Term Refinance up to **80% LTV**⁴
- Cash-Out Refinance up to **75% LTV, \$1,500,000 Cash-Out Funds**
- 1-4 Units, Condos, PUDs
- Loan Amounts up to **\$3,000,000**
- **Minimum 660 FICO**
- 5/6 ARM,⁵ 7/6 ARM, 15 or 30 year. For fixed subject properties located in the following States are limited to ARM products ONLY: AK, DC, IL*, KS, MI, NJ*, RI, PA.
- **Various** loan terms available
- Interest-Only Option Available on all loan terms except 15 year fixed
- Corporations and LLCs Accepted
- **First Time Home Buyers Eligible**

** Fixed Rate Options available to properties located in IL & NJ for loans that are closed and vested in the name of a C-Corp or S-Corp

¹VOE: Verification of employment ²Debt-To-Income ³Reserve requirements subject to loan amount ⁴Loan-To-Value ⁵Adjustable-Rate Mortgage