



# Foreign National

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

### Income Verification

DSCR:

- Qualify using subject **property income ONLY**
- **Minimum 1.10x DSCR<sup>1</sup>**
- **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<sup>2</sup>
- **All funds** to close must be wired in a U.S. bank prior to closing. Seasoning of funds is not required.

Eligibility requirements, exclusions & other terms & conditions apply.

### Other Program Highlights

- **True Foreign Nationals only.** Borrower cannot live or work in the US
- Borrowers **must have valid passport and Visa** (if applicable).
- **U.S. based** Corporations and LLCs accepted
- Purchase & Rate/Term Refinance **up to 75% LTV<sup>3</sup>**
- 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>4</sup> 7/6 ARM, 15 or 30 year fixed options available Properties located in the following States are Ineligible: AK, DC, KS, MI, MN, NM, RI, PA, NJ\*, IL\*
- No credit or reference letters required
- Various loan terms available
- Interest only option available on all loan terms except 15 years fixed

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

\*\* 2-4 unit properties located in IL & NY are ineligible

<sup>1</sup> Debt Service Coverage Ratio

<sup>2</sup> Cash-out proceeds may be used and applied towards reserves for loans with LTV of 70% or less and FICO of 720 or greater. <sup>3</sup> Loan-To-Value

<sup>4</sup> Adjustable-Rate Mortgage