

## FOREIGN SECOND HOME

PROGRAM ID: SP J6

**Program Description:** Second home options for foreign nationals qualifying using debt service coverage. No foreign income required.

**Products:** 5/1 ARM Fully Amortizing  
5/1 ARM with 7 or 10 year Interest Only period  
7/1 ARM Fully Amortizing  
7/1 ARM with 10 year Interest Only period

**Eligible borrowers:** Foreign Nationals who possess a passport from an eligible country

**Qualifying Method:** Debt service coverage of at least 100% based on rental income shown on Appraisal Rent Addendum

Qualifying payment on non-interest only is fully amortizing, qualifying payment on interest only is the interest only payment

**Minimum credit score:** 680 if available, no international credit report required

**Loan amounts and loan to value limits:**

<b>Purchase and rate &amp; term refinance</b>	<b>Cash-out</b>	<b>Max Cash-out</b> (Seasoning rules apply)
65% to \$850,000	50% to \$2,000,000	\$850,000 at 50% LTV
60% to \$1,250,000		
55% to \$2,000,000		

**Minimum Loan Amount:** \$150,000

**Acceptable occupancy:** Second Homes Only (No Primary Residences or Investment Properties)

**Acceptable property types:** 1 family and, 2 family and Fannie eligible condominiums

**Required reserves:** 4 months

**Acceptable states:** 50 states (US Territories not allowed)

**Acceptable borrowers:** Foreign nationals only (no US Citizens or permanent resident aliens)

ARM re-prices at 1 year LIBOR + 3.99% subject to 5% Initial, 2% periodic and 5% lifetime caps

Escrows for taxes and insurance