

INCOME PER BANK STATEMENTS

PROGRAM ID: **SP A5**

Program Description: Ability to repay based on borrower's income documented by 12 to 24 months personal/business bank statements

Products and Terms:

- 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
- 30-Yr Fixed:** With 7 or 10 year Interest-Only period
- 30-Yr Fixed:** Fully Amortizing

Eligible borrowers: Citizens / US persons only, foreign borrowers not permitted. At least one borrower must have been continually self-employed for 2 or more years; each borrower whose self-employment income is used to qualify for the loan must have been continuously self-employed for 2 years.

Maximum debt to income ratio: 50% for LTVs to 85%; 43% for LTVs to 90%

Minimum credit score: 620, based on no less than three trade lines established for one or more years, no foreclosure or bankruptcy over past 48 months at standard LTVs and reserves. No foreclosure or bankruptcy over past 24 months available at a max LTV of 75% and reserves increased by 6 months. Maximum permitted mortgage or rental payment delinquency is 1x30x12

Loan amounts and loan to value limits *(example based on 720 min credit score):*

<u>Primary Residence / Purchase and Rate & Term Re-fi</u>	<u>Primary Residence / Cash-out</u>	<u>Investment / Business Purpose / Purchase and Rate & Term Re-fi</u>
90% to \$1,500,000	85% to \$1,500,000	
85% to \$2,500,000	75% to \$2,500,000	70% to \$3,000,000
70% to \$3,000,000	65% to \$3,000,000	
65% to \$4,000,000	60% to \$3,500,000	
60% to \$5,000,000	55% to \$4,500,000	
55% to \$6,000,000		

Acceptable occupancy: Primary residences, second homes, investment properties

Acceptable property types: 1-4 units, warrantable / non-warrantable condo, condotels *(non-warrantable condos require a rate add-on; condotels limited to 65% LTV and require a rate add-on)*

Required reserves: 3 - 12 months PITIA *(based on loan amount)*

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

Other Info: ARM Index - 1-yr LIBOR; Margins – owner occupied 3.25%; investor-occupied 5.25%; Floor (lifetime minimum rate) is initial note rate. Escrows required. 3-yr prepayment penalty required for investor occupancy loans where permitted by law; PPP buyouts may be available.