

3 - 4 UNITS FULL DOC OR NINA PRIMARY OR INVESTOR JUMBO LOANS UP TO \$ 1,000,000

3 - 4 UNITS PRIMARY RESIDENCE AND INVESTOR LOANS PROGRAM GUIDELINES

----- FULL DOC -----

	LTV	Score	Purchase - R&T	LTV	Score	Cash Out	Max Cash Back
Primary	80	741	\$ 801,950	75	741	\$ 500,000	\$ 150,000
	80	721	\$ 801,950	75	721	\$ 500,000	\$ 150,000
	80	701	\$ 801,950	75	701	\$ 500,000	\$ 150,000
	80	681	\$ 801,950	75	681	\$ 500,000	\$ 150,000
	80	661	\$ 801,950	70	661	\$ 500,000	\$ 150,000
Investor	75	741	\$ 801,950	70	741	\$ 500,000	\$ 150,000
	75	721	\$ 801,950	70	721	\$ 500,000	\$ 150,000
	75	701	\$ 801,950	65	701	\$ 500,000	\$ 150,000

----- NINA -----

	LTV	Score	Purchase - R&T	LTV	Score	Cash Out	Max Cash Back
Primary	40	681	\$ 1,000,000	35	701	\$ 750,000	\$ 150,000
Investor	30	701	\$ 1,000,000	25	701	\$ 750,000	\$ 100,000

Min./Max. Loan	\$ 150,000 / \$ 1,000,000
Mortgage Type	Purchase Money - Refinance - Debt Consolidation - Cash Out
Occupancy	Primary or Investor loans
Fixed Rate Type ARM Rate Type	30-Yr / 25-Yr / 20-Yr / 15-Yr 5/1 based on 1-Yr T-Bill
Interest Only	Interest-Only for first five (5) years is available under NINA program with a minimum credit score of 701 or higher
Legible Property	3-4 Units
Property Size	Minimum 1800 SQFT of living space
Documentation	Full Income or Nina for primary residence and Investor loans
Special Note	Cash out transactions requires property to be 12-months seasoned in order to use appraised value, otherwise loan will be based on original acquisition price If loan is for primary residence, Borrower cannot own any other property upon closing All units must be occupied upon loan closing; vacant units are no longer acceptable We may consider loan amounts higher than one million with 701+ middle credit score

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