



## LITE DOC Program

**LTV - 70% | FICO - 620**

### Highlights:

- Fast Closing
- Interest Only
- No Income on 1003
- Foreign National Allowed
- No Prepayment Penalty
- No Asset Seasoning

## Asset Utilization Program

**LTV - 80% | FICO - 580**

### Highlights:

- Cash Out up to 75% LTV
- Savings and CHK 100%
- Securities at 90%
- Retirement at 70%
- Cash Out Available
- Income Calculation - All Eligible Assets Divided by 60
- Super Prime & Prime Programs

## Non-Permanent Alien Resident

**12 Months Reserves**

**FICO from 660 | LTV - Up to 70%**

### Highlights:

- Bank Statement Documentation - personal or business
- Foreign CPA Letter Income Verification allowed for Investment Property Transactions, Qualifying Credit Score Allowed at 640 or Whichever is Lower
- No Income Investment Credit Grade

## Full Doc Non-QM

**LTV - 90% | FICO - 580**

### Highlights:

- Condo up to 90% LTV
- Cash out up to 80% LTV
- Loan Amount up to \$4mm
- Max Cash in hand \$1mm - no limit for LTV <55%
- Traditional Income
- 2Y Credit Event Allowed
- Super Prime & Prime Programs
- Condotels Allowed

## 12/24 Months - Bank Statements

**LTV - 90% | FICO - 580**

### Highlights:

- Loan Amount up to \$4mm
- Max Cash in hand \$1mm - no limit for LTV <55%
- 3 Months Reserves
- 12 Months from Bankruptcy, Foreclosure
- Mortgage History 0x60x12
- Combination of Business and Personal Bank STMTs Allowed
- Condo and Condotels Allowed

## DSCR Loan - No Income

**LTV - 80% | FICO - 599**

### Highlights:

- Loan Amount up to \$3mm
- Max Cash in hand \$1mm - no limit for LTV <55%
- 30 & 40 Year Fixed, 5/1 ARM, 7/1ARM
- No Income, No Employment
- DSCR as low as 0
- Cash out proceeds may be used for Reserves
- Available for Foreign National under FN DSCR Program
- Ownership of any Property within the past 24 months



## Foreign National

**LTV - 70% | No Score or FICO - 599**

### Highlights:

- Loan Amount up to \$2mm
- Cash Out Allowed
- DSCR as low as 0
- CPA Letter of Last 2 years & YTD
- 1 Bank Reference Letter
- Overseas Assets Allowed as Reserves
- Gift Funds Allowed

## 1 Year P & L Only

**LTV - 85% | FICO - 580**

### Highlights:

- 1 Year P & L by Licensed CPA, Enrolled Tax Agent, or Licensed Tax Preparer
- No Bank Statement Required
- Max DTI 55%
- Cash Out up to 80% LYV
- Loan Amount up to \$4mm
- Max Cash in hand \$1mm
- Super Prime & Prime Programs

## Business Purpose - DSCR > .50

**LTV - 80% | Low FICO Accepted 620**

### Highlights:

- Up to 80% LTV available
- Qualify using ITIA on Interest Only
- 700+ FICO for purchase & R/T, DSCR ≥ .50 - .74
- 660+ FICO for cash-out, DSCR ≥ .75 - .99
- FICOs as low as 620 accepted
- Expanded states w/ no licensing required

## WVOE/1099

**80% LTV for WVOE  
80% LTV for 1099 | FICO - 580**

### Highlights:

- Loan Amount up to \$4mm
- Max DTI 55%
- Cash Out Available
- Completed FNMA Form 1005 for 2-Year History with Same Employer

## No Ratio-Primary Residence Loan

**LTV- 80% | FICO 680**

- NO statement or verification of income
- NO Employment listed
- NO DTI calculated
- NO tax returns or W2 required (Not a Bank Statement Program)

### Highlights:

- Self-Employed – tax returns don't support sufficient income
- Retired or not currently employed
- Recently self-employed borrowers that don't have a full year of self-employment
- 1099 workers with many employers (gig workers, construction workers, etc.)
- First-time homebuyers eligible (Max 80% LTV)

### Purchase & Rate/Term Refinance:

- Loan Amounts up to \$3,000.000 (min.680 FICO)
- 1 – 4 units, condos, coops, PUD's, second homes allowed

### Asset Verification:

- 2 months bank statement
- 100% gifts allowed for down payment, closing costs & reserves



## Business Purpose - DSCR | INVESTOR

700 + FICO

### Highlights:

- Loan amounts up to \$2.5M
- Inexperienced Investors Accepted
- Short Term Rentals Accepted
- No TRID disclosures or wait periods
- Transferred Appraisals Accepted
- Cash-out as reserves w/ 700+ FICO

## Owner - Occupied | No Ratio

LTV - 80% | FICO - 660

### Highlights:

- Loan amounts up to \$2M
- FICOs as low as 660
- Up to 80% LTV allowed
- No DTI calc on O/O & 2 nd homes
- 100% gi funds allowed
- No VOR required on FTHB Purchases

## ALT DOC | 40 YR I/O 9

85% LTV | 680 FICO

### Highlights:

- Loan amounts up to \$3M
- 680 FICO up to 85% LTV
- Up to 6% Seller's Concessions allowed
- 40 year terms w/ interest only available
- Up to 10 Acres Allowable
- Rent Free letter accepted as VOR



### Christian Penner, CMA

NMLS LO #368289 | CO, DE, MD, PA, FL #2009420

Approval HotLine/SMS/efax: 561-316-6800

Cell/SMS: 561-373-0987

[www.AmericasMortgageSolutions.com](http://www.AmericasMortgageSolutions.com)

712 US Highway One, Suite 300-5, North Palm Beach, FL 33408

Please let me know if I can help any of your friends or family members with a Purchase, Refinance or a Reverse Mortgage.

A referral is the best compliment, and always appreciated!!!

