

LOAN CHEAT SHEET

PRIMARY RESIDENCE/OWNER OCCUPIED

FHA

3.5% down payment with a 580 fico score or higher
Down Payment Assistance Available
Full Income Documentation
Minimum of 2 years employment required

CONVENTIONAL

Min Fico Score is 620
Minimum Down Payment is 3%
(*700 Fico Required)
Minimum of 2 years employment required
Gift Funds Allowed for Down Payment

VA

100% Financing with 0 Down Payment Available
Fico Score as low as 580
Full Income Documentation
DD214 & Certificate of Eligibility Required

USDA

100% Financing Available
Property Must Be Located in a Rural Area
Min Fico Score is 620
Full Income Documentation

NO DTI

No Income Documentation and No Employment required
Based on your Fico Score, Assets, & Reserves
Min Fico Score is 640
*24 Months Reserves Required
Not Eligible in these states: District of Columbia, MD, ME, NV, PA, WA, WV

BANK STATEMENT

Qualify with Bank Deposits only (12-24 Months) using Personal or Business Accounts
No Tax Returns Required
Must be Self Employed for 2 years or more
Min Fico Score is 660* with a Min Down Payment of 20%

REVERSE MORTGAGE

No Monthly Mortgage Payment is Required
HUD Approved Counseling is Required
Minimum Age: 62
No Minimum Fico Scores Needed
Monthly Insurance and Taxes are Required

ITIN

Apply with your ITIN if you do not have a Social Security Number
Full Income Documentation or 12-24 Months Bank Statements
Min Fico Score is 650
Min Down Payment is 20%

P&L (Profit & Loss)

Min Fico Score is 660
Income documentation you need: 2 Years of P&L certified by CPA or Enrolled Agent
Min Down Payment is 20%
Must be Self Employed for a minimum of 2 years or more

2ND HOME/VACATION HOME

CONVENTIONAL

Min Fico Score is 620
Minimum Down Payment is 10%
(*700 Fico Required)
Minimum of 2 years employment required
Gift Funds Allowed for Down Payment

NO DTI

No Income Documentation and No Employment required.
Based on your Fico Score, Assets, & Reserves
Min Fico Score is 640
(*24 Months Reserves Required)
Not Eligible in these states: District of Columbia, MD, ME, NV, PA, WA, WV

BANK STATEMENT

Qualify with Bank Deposits only (12-24 Months) using Personal or Business Accounts
No Tax Returns Required
Must be Self Employed for 2 years or more
Min Fico Score is 660* with a Min Down Payment of 20%

INVESTMENT/RENTAL PROPERTIES

> CONVENTIONAL

Min Fico Score is 620
Minimum Down Payment is 20%
(*700 Fico Required)
Minimum of 2 years employment required
County loan limits applies

> DSCR

No Tax Returns Required
Min Fico Score is 640
Min Down Payment is 20%
Prepayment Penalty applies (Up to 5 Years)

FIX N FLIP

Loan term up to 12 months
No Prepayment Penalty Required
90% Max LTV ("Experience Required")
Up to 100% Rehab Cost Available

BANK STATEMENT

Qualify with Bank Deposits only (12-24 Months) using Personal or Business Accounts
No Tax Returns Required
Must be Self Employed for 2 years or more
Min Fico Score is 660* with a Min Down Payment of 20%

HARD MONEY LOAN

Min Fico Required (Restrictions Apply)
Pre-Payment Penalty up to 24 Months
No Tax Returns Required.
Up to 100% Rehab Cost Available

FORIEGN NATIONALS

No Fico Score Needed
Min Down Payment is 25%
Must Establish a U.S. Bank Account before closing
No Job or Income Documentation required

CONTACT ME TO LEARN MORE ABOUT BUYING A HOME OR APPLY FOR A MORTGAGE TODAY!



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