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LOAN PROGRAM QUICK REFERENCE GUIDE

CONVENTIONAL

- Minimum Down Payment: 3%
- Minimum Credit Score: 620
- DTI: Per AUS
- Employment history under 2 years acceptable with compensating factors

FHA

- Min Down Payment: 3.5%
- Minimum Credit Score: 520 with 10% Down; 580 with 3.5% Down
- DTI: Per AUS, max 46.99/56.99
- Manual UW (Max DTI 40/50 with compensating factors)

VA

- Min Down Payment: 0%
- Minimum Credit Score: 520
- Manual UW allowed, must have 12 months reestablished credit
- DTI: No max if VA residual income requirement is met
- 100% disabled Veterans: If fully exempt from taxes, not included for qualifying

USDA

- Min Down Payment: 0%
- Minimum Credit Score: 640
- DTI: Per AUS, target 29/41
- Geographic & Household Income Restrictions Apply

DOWN PAYMENT ASSISTANCE

- loanDepot In-House Assistance Programs
 - AccessOne – Conventional grant: 2% of sales price (up to \$3,000)
 - AccessZero – FHA 3.5 - 5% second lien. FICO down to 600, NO INCOME LIMIT
- Second liens, grants, and MCC options with no additional overlays.
- Min FICO/DTI/Income per program, no additional overlays. Manual UW as allowed by program

QR code to apply :



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Highlights

- **Income/DTI Solutions**
 - Unique Income Scenarios
 - Solutions for Student Loans & Non-Purchasing Spouse Debt
 - Tax returns not required for W-2 employees
 - Aggressive calculations on variable income/self-employed
- **Employment/Income History** less than 2 years
- **Credit Analysis** for low score borrowers
- **Manual UW** Available for FHA, VA, and USDA loan programs
- **Non-QM Loans (in-house & Broker options)**
 - ITIN
 - Bank Statement
 - DSCR
 - Foreign National
 - No income Loan
- **Soft credit Report** we can do a full underwriting on a loan with a soft pull on credit.
- **DACA/VISA/Work Permits** eligible as allowed per program.

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