

# ALT-A PREMIER



First National Bank  
of America

Agency Fallout - Full and Alternative Doc, Non-QM, Self-Employed and ITIN

Rates effective as of: 02.06.23 subject to change without notice

30 Year Fixed - Wholesale Rates					
Credit / LTV	Up to 60%	60.01% - 65%	65.01% - 70%	70.01% - 75%	75.01% - 80%
≥720	8.750%	9.000%	9.125%	9.375%	9.625%
700-719	9.000%	9.125%	9.250%	9.500%	9.750%
690-699	9.125%	9.250%	9.500%	9.625%	10.125%
680-689	9.125%	9.250%	9.500%	9.625%	10.125%
					Floor Rate 8.750%

LTV Parameters	LTV Limits
\$75,000 to \$726,200	Max 80%
\$726,201 to \$825,000	Max 80%
\$825,001 to \$1,250,000	Max 75%
2nd Home	Max 80%
Condo/Townhome	Max 80%
Any Gift Funds	Max 80%

Rate Adjustments					
Property Type	SFOO (detached)	0.000%	Loan Term	15 year	-0.250%
	2nd Home (detached)	0.000%		20 year	-0.125%
	Condo/Townhome (Attached, No Highrises)	0.500%		25 year	0.000%
30 year				0.000%	
Loan Size	\$75,000 to \$726,200	0.000%	Other	P&L or Bank Stmt	0.250%
	\$726,201 to \$825,000	0.150%		Cash-Out Refi*	0.500%
	\$825,001 to \$1,250,000	0.300%			

Cash Out Refinance (Not available in TX)	
\$75,000 to \$825,000	Max 75%
\$825,001 to \$1,250,000	Max 70%
FNBA and Broker Fees	
Broker Fees	Max 3.000%
First National Fees	\$1,810

No bankruptcy, foreclosure or short sale within 4 years.

\*If cash-out > \$2,000 after loan payoff, closing costs and prepaids.

View Alt-A requirements to see criteria to obtain a specific LTV.

No 3rd party fees allowed. Fees must be paid in cash at closing (bona fide 3rd party costs such as appraisal, title, credit, etc. may be financed).



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# Near Miss



First National Bank  
of America

Non-QM, Self-Employed, ITIN or SSN, Previous Credit Event & Unique Property Types

Rates effective as of: 02.06.23 subject to change without notice

30 Year Fixed - Wholesale Rates					
Credit / LTV	Up to 60%	60.01% - 65%	65.01% - 70%	70.01% - 75%	75.01% - 80%
≥740	9.000%	9.125%	9.250%	9.625%	9.865%
720-739	9.125%	9.250%	9.625%	9.750%	10.000%
700-719	9.250%	9.625%	9.750%	9.865%	10.125%
680-699	9.625%	9.750%	9.865%	10.000%	10.250%
660-679	9.750%	9.865%	10.000%	10.125%	10.375%
640-659	10.375%	10.500%	10.625%	10.750%	N/A
621-639	11.000%	11.125%	11.250%	11.375%	Floor Rate 9.000%
620/No Score	11.375%	11.500%	11.625%	11.750%	
600-619	12.125%	12.250%	12.375%	12.500%	

LTV Parameters	LTV Limits
\$50,000 to \$75,000	Max 70%
\$75,001 to \$726,200	Max 80%
\$726,201 to \$825,000 (≥640 credit)	Max 75%
Condo/Townhome/2nd Home	Max 75%
NOO/Multi-Family	Max 70%
Mobile Home with Land	Max 70%
Vacant Acreage/Land	Max 65%

To qualify for 75.01% - 80% 0x30 housing history (6months)

Rate Adjustments					
Property Type	SFOO / 2nd Home (detached)	0.000%	Loan Size	\$50,000 to \$75,000	1.000%
	Condo / Townhome (Attached, No Highrises)	0.500%		\$75,001 to \$726,200	0.000%
	Multi-Family (2-4 units)	0.500%		\$726,201 to \$825,000	0.350%
	Mobile Home with Land	1.000%	Term	≤ 15 Year Term	-0.375%
	Vacant Acreage / Land	2.000%		≥ 25 Year Term	0.000%
Occupancy	Owner Occupied	0.000%	Other	LTV ≤ 50%	-0.125%
	Non-Owner Occupied (NOO)	1.000%		P&L or Bank Stmt	0.250%
Vacant Land Fee Adjustments and Parameters (Purchase Only)				Cash-Out Refi*	0.500%
Additional Origination Fee to FNBA		2.00%			
Minimum Credit Score		660			
Minimum Loan Amount		\$100,000			

\* If Cash-Out > \$2,000 after loan payoff, closing costs and prepaids.

Max Term by Property	
Single Wide Mobile Home	15 Years
Double Wide Mobile Home	20 Years
Vacant Land (Purchase Only)	
NOO < \$75,000	25 Years
NOO ≥ \$75,000	
SFOO / 2nd Home / Condo / Townhome (<\$75K)	30 Years
SFOO / 2nd Home / Condo / Townhome (≥\$75K)	
<b>Cash Out Refinance ≥ 640 (Not available in TX)</b>	
\$50,000 to \$75,000	Max 70%
\$75,001 to \$726,200	Max 75%
\$726,201 to \$825,000	Max 70%
<b>FNBA and Broker Fees</b>	
Broker Fees	Max 3.000%
First National Fees	\$1,810

No 3rd party fees allowed. Fees must be paid in cash at closing (bona fide 3rd party costs such as appraisal, title, credit, etc. may be financed).



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