



## Platinum Series – ITIN Full Doc

Maximum LTV/CLTVs		Primary Residence			
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units	
740	100,000 – 1,500,000	80	80	1-Unit SFR, Condo, PUD	
	1,500,001 – 2,000,000	80	80		
	2,000,001 - 2,500,000	75	70		
720	100,000 – 1,500,000	80	80		
	1,500,001 - 2,000,000	80	75		
	2,000,001 – 2,500,000	60	60		
700	100,000 - 1,500,000	80	80		
	1,500,001 - 2,000,000	70	70		
660	100,000 - 1,500,000	80	80		
640	100,000 - 1,500,000	75	70		
720	100,000 - 1,500,000	80	75	2-4-Units Family Housing	
	1,500,001 - 2,000,000	75	60		
700	100,000 - 1,500,000	80	70		
	1,500,001 - 2,000,000	70	60		
680	100,000 - 1,500,000	75	70		
Notes	• Non-Warrantable Projects: Max 70% LTV				
Maximum LTV/CLTVs		Second Home			
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units	
720	100,000 - 1,500,000	75	70	1-Unit SFR, Condo, PUD	
	1,500,001 – 2,000,000	75	60		
700	100,000 – 1,500,000	75	70		
	1,500,001 – 2,000,000	70	60		
660-699	100,000 - 1,500,000	70	65		
Notes	• Second Homes: 2-4 Unit Properties are Ineligible • Non-Warrantable Projects: Max 70% LTV				
Maximum LTV/CLTVs		Investment Property (Business Purpose)			
Credit Score	Loan Amount	Purchase & R/T	Cash-Out	Number of Units	
700	100,000 – 1,500,000	75	70	1-4-Units, Condo, PUD	
	1,500,001 – 2,000,000	75	70		
	2,000,0001 – 2,500,000	70	65		
680	100,000 – 1,500,000	70	65		
	1,500,001 – 2,000,000	70	65		
	2,000,0001 – 2,500,000	65	60		
660	100,000 – 1,500,000	70	65		
	1,500,001 – 2,000,000	60	N/A		
Notes	• Non-Warrantable Condos: Max 70% LTV				

ITIN – Full Doc Requirements	
<ul style="list-style-type: none"> <li>• Max DTI: 50%</li> <li>• Min Loan Amount: \$100,000</li> <li>• Max Loan Amount: \$2,500,000</li> <li>• Eligible Products/Terms:               <ul style="list-style-type: none"> <li>○ 5/6 &amp; 7/6 SOFR ARM 30-Yr Term</li> <li>○ 5/6 &amp; 7/6 I/O SOFR ARM 30-Yr</li> <li>○ 30-Yr FRM Full Am &amp; I/O</li> <li>○ 15-Year Fixed Fully Amortizing</li> </ul> </li> <li>• I/O: ARMs and 30-Yr FRM/30-yr term only</li> <li>• Housing/Rental History: 0x30x12</li> <li>• Credit Event Seasoning: 4 -years for BK, SS, DIL and 7-years for FCL</li> <li>• Income Doc Type:               <ul style="list-style-type: none"> <li>○ WVOE, 12- or 24- months 1040s &amp; transcripts                   <ul style="list-style-type: none"> <li>○ If FNMA DU Validation electronic vendor's COE w/ Income is provided, then transcript is not required.</li> </ul> </li> <li>○ S/E Borrower: 12- or 24- months Tax Returns, YTD P&amp;L, plus transcripts</li> </ul> </li> <li>• Max Cash-Out:               <ul style="list-style-type: none"> <li>○ If LTV &lt;= 60% = Unlimited</li> <li>○ If LTV &gt; 60% = Max \$750K</li> </ul> </li> <li>• Assets:               <ul style="list-style-type: none"> <li>○ Must be sourced and verified for 30 days.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Gift Funds:               <ul style="list-style-type: none"> <li>○ 100% of the down payment and closing cost may come from gifted funds for OO and SH to 75% LTV.</li> <li>○ Gift funds are not permitted on NOO.</li> <li>○ May not be used to meet reserves.</li> </ul> </li> <li>• Reserves:               <ul style="list-style-type: none"> <li>○ &lt;= \$500,000 = 3 months PITIA</li> <li>○ \$500,001 - \$1,500,000 = 6 months PITIA</li> <li>○ &gt; \$1,500,000 = 12 months PITIA</li> <li>○ Other financed properties: 2-months additional PITIA – max total 18 months PITIA reserves.</li> </ul> </li> <li>• Reserves:               <ul style="list-style-type: none"> <li>○ &lt;= \$500,000 = 3 months PITIA</li> <li>○ \$500,001 - \$1,500,000 = 6 months PITIA</li> <li>○ &gt; \$1,500,000 = 12 months PITIA</li> <li>○ OO/SH: Cash-out proceeds may not be used to meet reserves.</li> <li>○ NOO: Cash Out may be used for reserves.</li> </ul> </li> <li>• Eligible Properties:               <ul style="list-style-type: none"> <li>○ 1-4 Family</li> <li>○ Condo Warrantable</li> <li>○ Condo Non-Warrantable 70% LTV</li> <li>○ PUDs</li> </ul> </li> </ul>