

Certified Funding, L.P.

Second Lien Specialists

17304 Preston Road, Suite 620
 Dallas, Texas 75252
 Phone: 972-248-0200 Fax: 972-248-3355
www.certifiedfunding.NET

Nancy Struthers, AE
 Cell Phone: 972-955-9321
 Email: nancy@certifiedfunding.net
 (call cell for fastest response)

Texas 2nd Lien Purchase Money Programs

Owner Occupied	Term	\$10K – \$250K *	CFLP Closing Fees:	
≤ 90% CLTV (max 49.99% DTI, ≤ \$100K) (max 45% DTI, over \$100K)	15/7	4.99	1) \$400 Origination Fee 2) \$25 Credit Report 3) \$20 Flood Certificate 4) \$125 Recording Fees 5) See website for other potential fees & what CFLP discloses	
	10 Year	4.99		
	15 Year	5.25		
	30/15 Year	5.50		
Owner Occupied	Term	\$10K – \$175K *		
95% CLTV (max 49.99% DTI, ≤ \$100K) (max 45% DTI, over \$100K)	15/7	5.50		
	10 Year	5.75		
	15 Year	5.99		
	30/15 Year	6.25		
Owner Occupied	Term	\$10K - \$75K		
97% CLTV (max 45% DTI)	15 Year	7.25		
	30/15 Year	7.50		

- Rates above apply to 700+ scores (price off primary wage earner, if non-primary wage earner's score is 680+, otherwise see adjustments below)
- Max Loan Amount for 1st time home buyers: \$100,000 (exceptions made based on strength of file)
- SE borrowers must be S/E for a min 3 yrs, w/ max debt ratio of 45%

*** Exception Programs:**

(done at investor's discretion & limited to DFW Metroplex / Houston / Austin / San Antonio areas only)

- Loan Amts over \$100K must have 700+ scores
- Credit scores 660 – 699
- Condos, must be 60/40 owner occupied
- Previous Bankruptcy, must be discharged 5+ years
- Work Visas to 95% cltv

Rate Adjustments:			
	Credit Scores 680 - 699	+ 0.50%	Max DTI 45%
	Credit Scores 660 - 679	+ 1.00%	Max DTI 45%
	Condos	+ 0.50%	Max DTI 45%
	Previous Bankruptcy	+ 0.50%	Max DTI 45%
	Work Visas (max 95% cltv)	+ 0.50%	Max DTI 45%

- We will only follow a Fixed Rate 1st or a fully amortized ARM product that is fixed for 5 years or more.
- Max 1 additional property on all cltvs (some exceptions made up to 2 properties).
- 3 months liquid reserves PREFERRED (additional reserves may be required based on file strength).
- We do not allow duplexes, rural properties, 2nd homes, investment properties, or HUD Foreclosures. Max acreage for suburban is 3 acres (some exceptions made).



- 1) No Limitation on 1st lien loan amounts!
- 2) Escrow holdbacks to 95% cltv!!
- 3) If you think file warrants an exception, please call your account rep to discuss

Rates are subject to change without notice.
 This flyer for use by businesses only and should not be distributed to borrowers.

