

Certified Funding, L.P.

Second Lien Specialists

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NEW 100% PROGRAM FOR HOME IMPROVEMENTS IN AUSTIN/SAN ANTONIO AND DFW METROPLEX ONLY

| | <u>Term</u> | <u>700 +</u> | <u>681 - 699</u> |
|------------------------------|-------------------|--------------|------------------|
| 90% CLTV (\$10K - \$100K) | 15 Years | 6.875% | 7.375% |
| | 30/15 Balloon | 7.125% | 7.625% |
| 95% CLTV (\$10K - \$100K) | 15 Years | 7.875% | 8.375% |
| | 30/15 Balloon | 8.125% | 8.625% |
| 100% CLTV (\$20K - \$75K) | 15 Years | 8.75% | 9.25% |
| | 20 Years (\$40K+) | 8.99% | 9.50% |
| | 30/15 Balloon | N/A | N/A |

Add .50% to rates above for previous bankruptcies (must be discharged for 5 years or more). Debt ratios to 50% with 700+ scores. Max debt ratio is 45% for scores below 700. We will only follow a fixed rate 1st or an ARM product that is fixed for 5 years or more and fully amortized. Appraisals must be ordered by Certified Funding. (S/E Borrowers must be S/E for a minimum of 5 years, with maximum debt ratio of 40%). Maximum add back is 50% on swimming pools, square footage addition and bathroom/kitchen remodels. On the 100% program, closing costs must be paid out of pocket and may not be financed into the loan.

FEES:

- (1) If you are sending a home improvement loan to Certified Funding as a referral, please have your borrower call our office to submit the 1003 directly. Certified Funding can take the application over the phone.
- (2) Broker Fees NOT permitted at this time.