

Certified Funding

Second Lien Specialists

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Colorado 2nd Lien Home Improvement Programs

Owner Occupied	Term	\$10K – \$150K **	CF Closing Fees:
≤ 90% CLTV (max 45% DTI)	15 Year 30/15 or 20 Year	5.25 5.50	1) \$400 Origination Fee 2) \$37 Credit Report 3) \$20 Flood Certificate 4) \$75 Doc Prep Fee 5) \$50 Overnight Fee 6) \$75 Recording Fees 7) See website for other potential fees & what CF discloses (title & appraisal)
95% CLTV (max 45% DTI)	15 Year 30/15 or 20 Year	5.99 6.25	
95.01 - 125% CLTV ** (max 45% DTI)	15 Year	6.99	
	20 Year	7.25	

- Rates above apply to 700+ scores
- SE borrowers must be S/E for a min 3 yrs, w/ max debt ratio of 45%

** Exception Programs: (done at investor's discretion)	Credit scores 660 – 699 Previous Bankruptcy, must be discharged 5+ years
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** These exception programs are limited to major metropolitan areas only

Rate Adjustments:	Credit Scores 660 - 699	+ 0.50%	Max DTI 45%
	Previous Bankruptcy	+ 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).
- Appraisal must be ordered by Certified Funding, will allow tax values
- Maximum add back is 50% on swimming pools, square footage addition and bathroom/kitchen remodels.
- We do not allow duplexes, rural properties, 2nd homes, investment properties. Max acreage for suburban is 3 acres.



- 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.

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

