

Certified Funding

Second Lien Specialists

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Colorado 2nd Lien Piggy Back Programs

Owner Occupied	Term	690+ score \$25K – \$275K	CF Closing Fees:
≤ 90% CLTV 45% DTI	15 Year 30/15 or 20 Year	4.75 4.99	1) \$400 Underwriting Fee 2) \$37 Credit Report 3) \$20 Flood Certificate 4) \$75 Doc Prep Fee 5) \$75 Recording Fees 6) See website for other potential fees & what CF discloses
Owner Occupied	Term	690+ score \$25K – \$250K	
95% CLTV 45% DTI	15 Year 30/15 or 20 Year	5.25 5.50	
Owner Occupied	Term	690+ score \$25K – \$150K	
97% CLTV (max 45% DTI)	15 Year 30/15 or 20 Year	6.50 6.75	

- Rates above apply to 690+ scores (pricing based on primary wage earner)
- Max Loan Amount for 1st time home buyers: \$125,000 (exceptions made based on strength of file)
- SE borrowers must be S/E for a min 3 yrs

Exception Programs:
 (done at investor's discretion & limited to Major Metropolitan areas only)

- Debt ratios 45% - 48%
- Credit scores 660 – 689
- Condos, must be 60/40 owner occupied
- Previous Bankruptcy, must be discharged 5+ years

Rate Adjustments:

Credit Scores 660 - 689	+ 0.50%
Previous Bankruptcy	+ 0.50%

- We will only follow a Fixed Rate 1st or a fully amortized ARM product that is fixed for 5 years or more.
- Max 2 additional property on all cltvs (some exceptions made up to 3 properties).
- 3 months reserves PREFERRED (additional reserves may be required based on file strength. Retirement assets @ 100% of value).
- We do not allow Work Visas, rural properties, investment properties, duplexes, or log cabins. Max acreage for suburban is 3 acres (some exceptions made). 2nd Homes done on exception - Call account rep to discuss.



- 1) No Limitation on 1st lien loan amounts!
- 2) Escrow holdbacks to 95% cltv!!
- 3) 2nd Homes: max 90% cltv, max 45% dti, 700+ scores. Add 1% to rates. (Must be true vacation home)
- 4) 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.

