

# Certified Funding Second Lien Specialists

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## Colorado 2nd Lien Piggy Back Programs

Owner Occupied	Term	\$10K – \$300K	CF Closing Fees:
≤ 90% CLTV 45% DTI, exceptions to 49.99% (call account rep)	10 Year	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
	15 Year	5.25	
	30/15 or 20 Year	5.50	
Owner Occupied	Term	\$10K – \$200K (exceptions to \$250K)	
95% CLTV 45% DTI, exceptions to 49.99% (call account rep)	10 Year	5.75	
	15 Year	5.99	
	30/15 or 20 Year	6.25	
Owner Occupied	Term	\$10K – \$150K	
97% CLTV (max 45% DTI)	15 Year	6.99	
	30/15 or 20 Year	7.25	

- 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 1<sup>st</sup> time home buyers: \$125,000 (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 Major Metropolitan 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

<b>Rate Adjustments:</b>	Credit Scores 660 - 699	+ 0.50%	Max DTI 45%
	Previous Bankruptcy	+ 0.50%	Max DTI 45%

- We will only follow a Fixed Rate 1<sup>st</sup> 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 Work Visas, or duplexes, rural properties, 2<sup>nd</sup> homes, investment properties, or HUD Foreclosures. Max acreage for suburban is 3 acres (some exceptions made).



- 1) No Limitation on 1<sup>st</sup> 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.

