

ALTERNATE PROGRAM

Combine this program (for harder to qualify borrowers) with our standard “excellent rate” programs and secure more approvals for your clients!!!

CERTIFIED FUNDING

	<u>90%</u>	<u>95%</u>
700+	7.25	7.50
680 -- 699	7.75	7.99
660 -- 679	8.25	8.50

Rate Adjustments:

- ✚ Origination Fee: \$400 (or \$450 for Refi) + 1 point on these alternate programs only. Other closing fees same as regular program.
- ✚ Add .25% to rate for 30/15 or 20 year term.
- ✚ Add .50% to rate for work visa program up to 95%.
- ✚ Add .50% to rate for one year tax return program. S/E Borrowers must be S/E at least 5 years, with maximum debt ratio of 45%. We require 2024 tax returns. Must be able to show proof filed and IRS Record of Accounts showing all taxes paid. Broker to provide DU/LP findings.
- ✚ Add .50% to rate for a previous Bankruptcy (must be at least 5 years since discharged).
- ✚ If two borrowers, both borrowers must score.
- ✚ Simultaneous closings only.
- ✚ Add .50% to rate if we are working with a first lien that is being assumed (origination fee \$650 on this program only). Please refer borrowers to AE.

*** This program WILL ONLY follow a Fixed Rate 1st or a Fully Amortized ARM product that is fixed for 5 years or more. ***

Call Kelly Kearns for details at 713-201-4653