

Certified Funding, L.P.

Second Lien Specialists

17304 Preston Road, Suite 620
 Dallas, Texas 75252
 Phone: 800-858-7343 Fax: 800-688-0458
www.certifiedfunding.NET

Kelly Kearns, AE
 NMLS ID 298972
 Message Ctr.: 713-813-8985
 Cell: 713-201-4653

Email: kkearns@certifiedfunding.net

Texas 2nd Lien Purchase Money Programs

Owner Occupied	Term	690+ score \$25K – \$300K	CFLP Closing Fees:
≤ 90% CLTV 45% DTI	10 Year 15 Year 30/15 or 20 Year	4.50 4.75 4.99	1) \$400 Origination Fee 2) \$37 Credit Report 3) \$20 Flood Certificate 4) \$75 Recording Fees 5) See website for other potential fees & what CFLP discloses
Owner Occupied	Term	690+ score \$25K – \$250K	
95% CLTV 45% DTI	10 Year 15 Year 30/15 or 20 Year	4.99 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)
- 1st time home buyers: Max Loan Amount same as above program. Must have comparable credit.
- SE borrowers must be S/E for a min 3 yrs

Exception Programs:

(done at investor's discretion & limited to DFW Metroplex / Houston / Austin / San Antonio areas only)

- Debt ratios 45% - 49%
- Credit scores 660 – 689
- Condos, must be 60/40 owner occupied
- Previous Bankruptcy, must be discharged 5+ years
- Work Visas to 95% cltv

Rate

Adjustments:

Credit Scores 660 - 689	+ 0.50%
Previous Bankruptcy	+ 0.50%
Work Visas (max 95% cltv)	+ 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 rural properties, or investment properties. Max acreage for suburban is 3 acres (some exceptions made). Duplexes & 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) Balloons allowed on all offered products, ltv's, and loan sizes
- 4) 2nd Homes: max 90% cltv, max 45% dti, 700+ scores. Add 1% to rates. (Must live in Texas & must be true vacation home)
- 5) 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.

