

# Certified Funding, L.P.

## Second Lien Specialists

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### Texas 2nd Lien Purchase Money Programs

Owner Occupied	Term	\$10K – \$300K	CFLP Closing Fees:	
≤ 90% CLTV 45% DTI, exceptions to 49.99% (call account rep)	15/7	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	
	10 Year	4.99		
	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)	15/7	5.50		
	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 (pricing based on primary wage earner. Non-primary wage earner must score 660+)
- 1<sup>st</sup> 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, w/ max debt ratio of 45%

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| <b>* Exception Programs:</b><br>(done at investor's discretion & limited to DFW Metroplex / Houston / Austin / San Antonio areas only) | <ul style="list-style-type: none"> <li>• Loan Amts over \$100K must have 700+ scores, some exceptions made</li> <li>• Credit scores 660 – 699</li> <li>• Condos, must be 60/40 owner occupied</li> <li>• Previous Bankruptcy, must be discharged 5+ years</li> <li>• Work Visas to 95% cltv</li> </ul> |
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Rate Adjustments:	Credit Scores 660 - 699	+ 0.50%	Max DTI 45%
	Previous Bankruptcy	+ 0.50%	Max DTI 45%
	Work Visas (max 95% cltv)	+ 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 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 & 2<sup>nd</sup> Homes done on exception - Call account rep to discuss.



- 1) No Limitation on 1<sup>st</sup> lien loan amounts!
- 2) Escrow holdbacks to 95% cltv!!
- 3) Balloons allowed on all offered products, ltvs, and loan sizes
- 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.

