

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
 Cell: 713-201-4653
 Email: kkearns@certifiedfunding.net

Texas 2nd Lien Purchase Money Programs

Owner Occupied	Term	700+ score \$25K - \$350K	CFLP Closing Fees:
≤ 80% CLTV (45% DTI)	15 Year 30/15 or 20 Year	7.25 7.50	1) \$400 Origination Fee 2) \$130 Credit Report 3) \$20 Flood Certificate 4) \$75 Recording Fees 5) See website for other potential fees & what CFLP discloses
Owner Occupied	Term	700+ score \$25K - \$350K	
80.01-90% CLTV (45% DTI)	15 Year 30/15 or 20 Year	7.25 7.50	
Owner Occupied	Term	700+ score \$25K - \$250K	
95% CLTV (45% DTI)	15 Year 30/15 or 20 Year	7.50 7.75	

2nd Lien Programs currently ONLY AVAILABLE in: DFW Metroplex / Houston / Austin / San Antonio areas

- Front Ratios need to be below 40%
- 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:

(Limited to DFW Metroplex / Houston / Austin / San Antonio areas only)

- Call for Loan Amount Exceptions
- Credit scores 680 - 699
- Previous Bankruptcy, must be discharged 5+ years
- Work Visas to 95% cltv

Rate & Fee Adjustments:

Program	Rate Adj.	Fee Adj.
Credit Scores 680 - 699	+ 0.50%	N/A
Previous Bankruptcy	+ 0.50%	N/A
Credit Scores 660 - 679 (if applicable)	See Alternate Program	
Work Visas (max 95% cltv)	See Alternate Program	

- We will only follow a Fixed Rate 1st or a fully amortized ARM product that is fixed for 5 years or more.
- 3 months reserves PREFERRED (additional reserves may be required based on file strength. Retirement assets @ 100% of value).
- We do not allow rural properties, 2nd homes, or investment properties. Max acreage for suburban is 3 acres (some exceptions made). Duplexes done on exception.



- 1) No Limitation on 1st lien loan amounts!
- 2) [Appraisal Waiver with DU/LP findings for purchase and refinance loans](#)
- 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.

