

Certified Funding, L.P.

Second Lien Specialists

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Texas 2nd Lien Home Improvement Programs

Owner Occupied	Term	690+ score \$25K – \$150K	CFLP Closing Fees:
≤ 90% CLTV (max 45% DTI)	15 Year 30/15 or 20 Year	4.75 4.99	1) \$400 Origination Fee 2) \$37 Credit Report 3) \$20 Flood Certificate 4) \$125 Recording Fees 5) \$75 Title Search 6) \$600 Appraisal 7) See website for other potential fees & what CFLP discloses
95% CLTV (max 45% DTI)	15 Year 30/15 or 20 Year	5.25 5.50	
95.01 - 125% CLTV (max 45% DTI)	15 Year	6.50	
	20 Year	6.75	

- Rates above apply to 690+ scores (pricing based on primary wage earner)
- 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)

- Credit scores 660 – 689
- 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 properties on all cltvs (some exceptions made up to 3 properties).
- Appraisal must be ordered by Certified Funding.
- Maximum add back is 50% on swimming pools, square footage addition and bathroom/kitchen remodels.
- We do not allow rural properties, 2nd homes, or investment properties. Max acreage for suburban is 3 acres.



- 1) If you are sending a home improvement loan to Certified Funding as a referral, please have your borrower call our office to submit the 1003 directly. Certified funding can take the application over the phone.
- 2) Broker Fees NOT permitted at this time.

Rates are subject to change without notice.
 This flyer for use by businesses only and should not be distributed to borrowers.

