

Certified Funding, L.P.

Second Lien Specialists

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Texas 2nd Lien Home Improvement Programs

Owner Occupied	Term	700+ score \$25K – \$150K	CFLP Closing Fees:
≤ 90% CLTV (max 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) \$125 Recording Fees 5) \$75 Title Search 6) \$1500 Appraisal (if applicable) 7) See website for other potential fees & what CFLP discloses
95% CLTV (max 45% DTI)	15 Year 30/15 or 20 Year	7.50 7.75	

- Front Ratios need to be below 40%
- SE borrowers must be S/E for a min 3 yrs

Exception Programs:

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

- 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
Credit Scores 660 - 679 (if applicable)	+ 1.00%	+ 1.0% Orig. Point
Previous Bankruptcy	+ 0.50%	N/A
Work Visas (max 95% cltv)	+ 0.50%	+ 1.0% Orig. Point

- We will only follow a Fixed Rate 1st or a fully amortized ARM product that is fixed for 5 years or more.
- 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.

