

# Certified Funding, L.P.

## Second Lien Specialists

17304 Preston Road, Suite 620  
 Dallas, Texas 75252  
 Phone: 972-248-0200 Fax: 972-248-3355  
[www.certifiedfunding.NET](http://www.certifiedfunding.NET)

Nancy Struthers, AE  
 NMLS ID 299622  
 Cell Phone: 972-955-9321  
 Email: [nancy@certifiedfunding.net](mailto:nancy@certifiedfunding.net)  
 (call cell for fastest response)

### Texas 2nd Lien Purchase Money Programs

Owner Occupied	Term	700+ score \$25K - \$250K	CFLP Closing Fees:
≤ 80% CLTV (45% DTI)	15 Year 30/15 or 20 Year	7.75 7.99	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 - \$250K	
80.01-90% CLTV (45% DTI)	15 Year 30/15 or 20 Year	7.75 7.99	
Owner Occupied	Term	700+ score \$25K - \$250K	
95% CLTV (45% DTI)	15 Year 30/15 or 20 Year	7.99 8.25	

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

- Rates above apply to 700+ scores (pricing based on primary wage earner)
- Front Ratios need to be below 40%
- 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

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

- 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.
- 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 done on exception.



- 1) No Limitation on 1<sup>st</sup> 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.

