

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 Home Improvement Programs

Owner Occupied	Term	700+ score \$25K – \$150K	CFLP Closing Fees:
≤ 90% CLTV (max 45% DTI)	15 Year 30/15	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	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

<u>Rate & Fee Adjustments:</u>	<u>Program</u>	<u>Rate Adj.</u>	<u>Fee Adj.</u>
	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.

