

# Certified Funding, L.P.

## Second Lien Specialists

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### Texas 2nd Lien Purchase Money Programs

Owner Occupied	Term	700+ score \$25K - \$250K *	CFLP Closing Fees:
≤ 80% CLTV (45% DTI)	15 Year 30/15	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 - \$250K *	
80.01-90% CLTV (45% DTI)	15 Year 30/15	7.25 7.50	
Owner Occupied	Term	700+ score \$25K - \$250K	
95% CLTV (45% DTI)	15 Year 30/15	7.50 7.75	

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

- call AE for loan amounts over \$250K up to \$350K \*
- 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)

- 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 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, 2<sup>nd</sup> homes, 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.

