

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 Refinance Programs

Owner Occupied	Term	700+ score \$25K - \$250K	CFLP Closing Fees:
≤ 80% CLTV (45% DTI)	15 Year 30/15	7.75 7.99	1) \$450 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	7.75 7.99	
Owner Occupied	Term	700+ score \$25K - \$250K	
95% CLTV (45% DTI)	15 Year 30/15	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%
- The lesser of appraised value or purchase price will be used for less than 6-12 months seasoning
- 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%	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 1st 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 1st 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.

