

# Non-QM Program Highlights



## Bank Statement

*(Perfect For Self-Employed Borrowers)*

- Up to 85% LTV, no MI
- Credit scores starting at 660
- 4 years seasoning for foreclosure, short sale, bankruptcy or deed-in-lieu
- 24 months business bank statements (must own at least 50% of the business past two years)
- 24 months personal bank statements (must own at least 25% of the business past two years)
- Loans up to \$3 million (minimum loan \$150,000)
- 2 years self-employed required
- No tax returns required
- Purchase and cash-out or rate-term refinance

## Investor Cash Flow “No Income”

*(Perfect For Investors)*

- Up to 75% LTV
- Credit scores starting at 680
- No personal income used to qualify
- No limit on number of properties financed (5 with AOMS)
- Must have housing history and own a primary home
- No employment required on application
- Qualification based on property cash flow (DSCR)
- Loans up to \$1 million (minimum loan \$75,000)
- Purchase and cash-out or rate-term refinance
- Properties can be in LLC's name
- Non-warrantable condos OK

## Platinum Jumbo

- Up to 90% LTV, No MI
- Credit scores starting at 660
- Loans up to \$3 million (minimum loan \$250,000)
- Owner-occupied, 2nd homes and non-owner occupied
- 4 years seasoning for foreclosure, short sale, bankruptcy or DIL
- Full doc only
- Purchase and cash-out or rate-term refinance

## Asset Qualifier

*Who Qualifies?*

- No employment, no income, no DTI
- Primary residence
- Credit scores starting at 700
- Loans up to \$3 million
- Maximum 75% LTV
- 5 years seasoning for foreclosure, short sale, or bankruptcy

*Required Assets\**

- Loan amount
- Recurring monthly debt multiplied by 60 months
- Funds to close and 6 months reserves

\*Borrowers must have at least \$500,000 in post-closing assets.  
See program guidelines for complete details.

**Joseph A. Ray**

4105307474 | Obsidianelite7@gmail.com

11876 Sunrise Valley Dr. Suite 201, Reston, VA 20191

| VA



NMLS 204912  
NMLS 1930376