

Maverick Solutions Products

Looking to reach borrowers who fall just outside of agency guidelines? Maverick Solutions™, FGMC's proprietary Non-Agency product suite, is here to tell the unique stories of today's borrowers. With bank statement qualification, asset utilization, debt service coverage ratio, and jumbo options; we have your clients covered!



CHAMPION *Classic*

For higher loan amounts and no mortgage insurance

- ▶ 1099, 12-Month and 24-Month Bank Statement Income Qualification Available
- ▶ Loan Amounts Up To \$3,000,000
- ▶ Credit Scores Down to 620
- ▶ DTI Up To 55% Considered
- ▶ Up To 90% LTV on Purchases and Rate & Term and 85% LTV on Cash-Out (No MI)
- ▶ Owner Occupied, Second Home or Investment Property (Including Non-Warrantable Condos)
- ▶ Standalone Asset Utilization Up To 80% LTV on Purchase, 75% LTV on Cash-Out
- ▶ Gift Funds & Seller Concessions Allowed
- ▶ 40-Year Fixed, 30-Year Fixed (with option for 10-Year Interest Only)
- ▶ First Time Homebuyers Allowed
- ▶ Foreign Nationals Offered



ACHIEVER *Expanded Credit*

For credit challenged borrowers

- ▶ Loan Amounts Up To \$3,000,000
- ▶ Credit Scores as Low as 560
- ▶ 24-Month Bank Statement Income Qualification Available
- ▶ DTI Up To 55% Considered
- ▶ LTV Up To 85% Considered on Purchases and Rate & Term Refinances
- ▶ Owner Occupied, Second Home, or Investment Property
- ▶ Gift Funds & Seller Concessions Allowed
- ▶ 30 Year Fixed, and 10-Year Interest Only Available
- ▶ First Time Homebuyers Allowed
- ▶ Non-Warrantable Condos
- ▶ Subordinate Financing Up To 85% CLTV



VISIONARY *Investment*

For real estate investors

- ▶ Debt Service Coverage (DSCR) to Qualify ≥ 0.75
- ▶ Loan Amounts Up To \$3,000,000
- ▶ Credit Scores as Low as 640
- ▶ LTV Up to 80% on Purchases and Rate-and-term Refinances
- ▶ Cash-Out LTV Up to 75%
- ▶ Cash-Back Up to \$500,000
- ▶ First-Time Investor Permitted up to 75% LTV
- ▶ No Vacancy Factor on Gross Rent
- ▶ 30 Year Fixed, and 10-Year Interest Only Available
- ▶ SFD/SFA, Condo, and 2-4 Units Permitted
- ▶ Gift Funds Permitted for Down-Payment and Closing Costs
- ▶ Foreign Nationals Allowed
- ▶ LLCs Permitted



TRAILBLAZER *PLUS Jumbo*

For larger loan amounts and faster closings

- ▶ Follow AUS (DU/LP) finding for Income and Asset Requirements
- ▶ Max 90% LTV – No MI
- ▶ Loan Amounts Up To \$3,500,000
- ▶ DTI Up To 50%
- ▶ Credit Score Down to 660
- ▶ Low Reserves Based on AUS and Loan Amount
- ▶ Gift Funds Permitted
- ▶ Refi Ownership Seasoning based on AUS (DU/LP)
- ▶ Purchase, R/T and C/O refis
- ▶ Primary Residence, Second Homes and Investment Properties
- ▶ Delegated and/or Non-Delegated delivery



PIONEER *Plus*

For expanding your reach to second home and investment borrowers

- ▶ Utilizes AUS (DU/LP) findings of credit, asset, and income
- ▶ LTV Up To 90% for Primary Residences, 85% LTV for Investment Properties and 80% LTV for Second Homes (MI Required Above 80%)
- ▶ Credit Scores Down to 660
- ▶ DTI Up To 50% Considered
- ▶ 30 Year Fixed Available
- ▶ LTV Up To 80% for Cash-Out Refi
- ▶ Condos Up To 90% LTV
- ▶ Foreclosure, Bankruptcy, Prior Forbearances & Late Payments May Be Allowed