

# Non-Agency/Non-QM Products

Bank statement qualification, asset utilization, debt service coverage ratio, and jumbo options are great for borrowers who fall just outside of agency guidelines.

## CHAMPION *Classic*

**For higher loan amounts up to 3 million and no mortgage insurance**

- ▶ 1099, 12-Month and 24-Month Bank Statement Income Qualification Available
- ▶ 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
- ▶ LTV up to 80% for Cash-Out Refinance on Second Home and Investment Property
- ▶ 65% LTV for Condotels with Same Restrictions Pre-COVID
- ▶ Texas Cash-Out Available up to 80% LTV with a maximum of \$500k Cash in Hand
- ▶ Cryptocurrency Permitted

## ACHIEVER *Expanded Credit*

**For credit challenged borrowers**

- ▶ Loan Amounts Up To \$3,000,000
- ▶ Credit Scores Down to 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
- ▶ Rapid Rescore Permitted
- ▶ Lighter Seasoning of Bankruptcy, Foreclosure or Shortsale
- ▶ 30 and 60 Day Housing Lates Permitted

## VISIONARY *Investment*

**For real estate investors**

- ▶ Qualify Using Cash Flow from Investment Properties (No Personal Income, No DTI)
- ▶ Debt Service Coverage (DSCR) to Qualify  $\geq 0.75$
- ▶ Loan Amounts Up To \$3,000,000
- ▶ Credit Scores Down to 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

## CONTACT

