

# 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

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



## ACHIEVER *Expanded Credit*

### For credit challenged borrowers

- ▶ Loan Amounts Up To \$3,000,000
- ▶ Credit Scores as Low as 620
- ▶ 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



## VISIONARY *Investment*

### For real estate investors

- ▶ Debt Service Coverage (DSCR) to Qualify  $\geq 1.0\%$
- ▶ 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%
- ▶ First-Time Investor Permitted
- ▶ No Vacancy Factor on Gross Rent
- ▶ 30 Year Fixed, and 10-Year Interest Only Available
- ▶ LLCs Allowed



## TRAILBLAZER *Jumbo*

### For high-priced markets and larger loan amounts

- ▶ Prime Non-Conforming
- ▶ Loan Amounts Up To \$3,000,000
- ▶ Cash-Out Available to \$500,000
- ▶ Credit Scores as Low as 660
- ▶ LTV Up to 90% - No MI
- ▶ Owner Occupied, Second Home or Investment Property
- ▶ Gift Funds & Seller Concessions Allowed
- ▶ 30 Year Fixed Available
- ▶ First Time Homebuyers Allowed



## 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 Sesaoning 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

NON-QM

NON-AGENCY