

LOAN PRODUCT COMPARISON SHEET

UNIQUE LOANS



There are many great non-traditional loan products available.

Below is a comparison of those options. This is NOT an exhaustive list.

If you have a unique situation, then give us a call. We can provide borrowing solutions for nearly all situations.

MAIN FEATURES COMPARISON



Summary

New Retirees with assets, but no revenue stream

Real Estate Investors

Self Employed w/ unconventional income sources

Had recent major credit events

Credit Score - Minimum

660

N/A

620

620

Loan to Value - Purchase/Refinance

80%/70%

75%/70%

85% - 680 FICO to \$1.5mm/ N/A
80% - 720 FICO to \$2mm/ N/A

TBD

Qualifying Assets

Stocks, Bonds, Mutual Funds, Vested Value of Retirement Accounts & Money Market

Property owners who prefer to qualify using rental income only

N/A

N/A

How income is calculated

Eligible Asset Balance/36 months
Ex: \$200,000/36 = \$5,555 in monthly income

Rental income only can be used

>Bank Statements or 1099 in lieu of tax returns
>1 Full Year docs for self-employed or wage earner borrower

W2's, Taxes, & paystubs

Misc.

N/A

>Multiple-owner options
>Property can be titled LLC
>Interest only loan options

N/A

>Foreclosure, bankruptcy, short sale, or deed-in-lieu seasoned - 1 year
>Late mortgage pay in last 12 months

Purchase/Refinance

YES/YES

YES/YES

YES/NO

YES/NO