



IT'S OK FHA

1. Ratios 31/43, can exceed ratios with compensating factors
2. Second Jobs must have 1 year seasoning
3. Chapter 7 Bankruptcy, discharged 2 years. 1-2 years on case by case basis.
4. Chapter 13 Bankruptcy, acceptable with 1 year payout. No major lates after bankruptcy.
5. Payment SHOCK ok on case by case basis.
6. NO Investments or Second Homes
7. ****Recent Return to Work Force**** in some cases, a borrower must have recently returned to the work force after an extended absence. In these circumstances, the borrower's income may be considered effective and stable provided the following conditions apply:
 - a. The borrower has been employed in the current job for six months or more; and
 - b. The borrower can document a two-year work history prior to the absence from the work force. Acceptable documentation includes traditional employment verifications, copies of w2s or pay stubs.An example of an acceptable employment situation includes a person that took several years off work to raise children and then returned to the workforce. Situations not meeting the criteria listed above may be considered as compensating factors.

REFI CASH-OUT

1. 95 LTV – 1 & 2 Family ONLY, NO lates on Mortgage in the last 12 months – No reserves required
2. 85 LTV – 1-4 Family late Mortgage payments acceptable, on case by case basis – No reserves required
3. Some collection accounts ca remain open on a case by case basis
4. Rental income at 85%
5. All Mortgages must be current at time of closing
6. No credit score required – Alternate Credit OK

NO CASH-OUT REFI

1. 97,75 LTV 1-4 Families, late mortgage payments acceptable on a case by case basis – NO reserves required
2. All Mortgages must be current at time of closing
3. Non-Occupying Co-Borrower on 1 (one) family only, must be a relative
4. Rental income at 85%
5. No Credit score required – Alternate Credit OK

PURCHASES

1. 97,75 LTV
2. 1 & 2 Families – NO reserves needed
3. 3 & 4 family – 3 Months reserve
4. No Credit score required – Alternate Credit Acceptable
5. All gifts OK
6. 3 Months reserves must be own funds (401K, etc.)
7. Rental Income 85%
8. NO Investments or Second Homes