

# ALT-A PREMIER



Agency Fallout - Full and Alternative Doc, Non-QM, Self-Employed and ITIN

30 Year Fixed - Wholesale Rates						
Credit / LTV	Up to 60%	60.01% - 65%	65.01% - 70%	70.01% - 75%	75.01% - 80%	80.01% - 85%
≥720	8.625%	8.875%	8.990%	9.250%	9.500%	9.625%
700-719	8.875%	8.990%	9.125%	9.375%	9.625%	9.750%
690-699	9.750%	9.875%	10.125%	10.250%	10.750%	N/A
680-689	9.750%	9.875%	10.125%	10.250%	10.750%	N/A
						Floor Rate 8.625%

Rates Effective as of: 01.17.2024 Subject to change without notice.

LTV Parameters	LTV Limits
\$75,000 to \$766,550	Max 85%*
\$766,551 to \$865,000	Max 80%
\$865,001 to \$1,250,000	Max 75%
2nd Home	Max 80%
Condo/Townhome	Max 80%
Any Gift Funds	Max 80%

\* Max 80% in CA, HI, IL, NY

Rate Adjustments					
Property Type	SFO (detached)	0.000%	Loan Term	15 Year	-0.250%
	2nd Home (detached)	0.000%		20 year	-0.125%
	Condo/Townhome (Attached, No Highrises)	0.500%		25 year	0.000%
				30 year	0.000%
Loan Size	\$75,000 to \$766,550	0.000%	Other	P&L or Bank Stmt	0.250%
	\$766,551 to \$865,000	0.150%		Cash-Out Refi**	0.500%
	\$865,001 to \$1,250,000	0.300%			

No bankruptcy, foreclosure or short sale within 4 years.

View Alt-A requirements to see criteria to obtain a specific LTV.

\*\*If cash-out > \$2,000 after loan payoff, closing costs and prepaids.

Cash Out Refinance (Not available in TX)	
\$75,000 to \$865,000	Max 75%
\$865,001 to \$1,250,000	Max 70%
FNBA and Broker Fees	
Broker Fees	Max 3.000%
First National Fees	\$1,855

No 3rd party fees allowed. Fees must be paid in cash at closing (bona fide 3rd party costs such as appraisal, title, credit, etc. may be financed).



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Rev Date: 01.17.2024

# Near Miss



Non-QM, Self-Employed, ITIN or SSN, Previous Credit Event & Unique Property Types

30 Year Fixed - Wholesale Rates					
Credit / LTV	Up to 60%	60.01% - 65%	65.01% - 70%	70.01% - 75%	75.01% - 80%
≥740	8.875%	8.990%	9.125%	9.500%	9.750%
720-739	8.990%	9.125%	9.500%	9.625%	9.875%
700-719	9.125%	9.500%	9.625%	9.750%	9.990%
680-699	10.250%	10.375%	10.500%	10.625%	10.875%
660-679	10.375%	10.500%	10.625%	10.750%	10.990%
640-659	10.990%	11.125%	11.250%	11.375%	N/A
621-639	11.625%	11.750%	11.875%	11.990%	Floor Rate 8.875%
620/No Score	11.990%	12.125%	12.250%	12.375%	
600-619	12.750%	12.875%	12.990%	13.125%	

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LTV Parameters	LTV Limits
\$50,000 to \$74,999	Max 70%
\$75,000 to \$766,550	Max 80%
\$766,551 to \$865,000 (≥640 credit)	Max 75%
Condo/Townhome/2nd Home	Max 75%
Multi-Family (2 units) Owner Occupied	Max 75%
NOO/Multi-Family (3-4 units)	Max 70%
Mobile Home with Land	Max 70%
Vacant Acreage/Land	Max 65%

To qualify for 75.01% - 80% 0x30 housing history (6months)

Rate Adjustments						
Property Type	SFOO / 2nd Home (detached)	0.000%	Loan Size	\$50,000 to \$74,999	1.000%	
	Condo / Townhome (Attached, No Highrises)	0.500%		\$75,000 to \$766,550	0.000%	
	Multi-Family (2-4 units)	0.500%		\$766,551 to \$865,000	0.350%	
	Occupancy	Mobile Home with Land	1.000%	Term	≤ 15 Year Term	-0.375%
		Vacant Acreage / Land	2.000%		20 Year Term	-0.125%
Owner Occupied		0.000%	≥ 25 Year Term		0.000%	
	Non-Owner Occupied (NOO)	1.000%	Other	LTV ≤ 50%	-0.125%	
Vacant Land Fee Adjustments and Parameters (Purchase Only)				P&L or Bank Stmt	0.250%	
Additional Origination Fee to FNBA				Cash-Out Refi*	0.500%	
Minimum Credit Score		660	* If Cash-Out > \$2,000 after loan payoff, closing costs and prepaids.			
Minimum Loan Amount		\$100,000				
<\$100,000 Loan Amount (case by case)		3.00%				

Max Term by Property	
Single Wide Mobile Home	15 Years
Double Wide Mobile Home	20 Years
Vacant Land (Purchase Only)	
NOO < \$75,000	25 Years
NOO ≥ \$75,000	
SFOO / 2nd Home / Condo / Townhome (<\$75K)	
SFOO / 2nd Home / Condo / Townhome (≥\$75K)	30 Years
Cash Out Refinance ≥ 640 (Not available in TX)	
\$50,000 to \$74,999	Max 70%
\$75,000 to \$766,550	Max 75%
\$766,551 to \$865,000	Max 70%
FNBA and Broker Fees	
Broker Fees	Max 3.000%
First National Fees	\$1,855

No 3rd party fees allowed. Fees must be paid in cash at closing (bona fide 3rd party costs such as appraisal, title, credit, etc. may be financed).



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