

# “There’s Riches in Niches”

## Loan Products that Create Buyers



### No Tax Returns for Self-Employed Borrowers

- Loans up to \$3 million with a minimum of \$150,000
- Credit scores as low as 660
- As little as 10% down
- 12 or 24 months business or personal bank statements
- Two years seasoning for foreclosure, short sale, bankruptcy or deed-in-lieu
- Rates are 30-year fixed
- Two years self-employed required
- Borrowers can own as little as 50% of the business for business bank statements and 25% for personal bank statements
- Purchase and cash-out or rate-term refinance

### Real NO-DOC Loan for Primary and Second Homes

- Income documentation not required
- Income not disclosed
- Debt ratios not calculated
- Credit underwritten based on credit scores and assets only
- Asset seasoning only 30 days
- Loan amounts up to \$3 million
- As little as 20% down for purchases and rate-and-term refinances
- Cash-out refi's up to 70% of value
- Scores as low as 640

### “Cash Flow” Loans for Investment Property

- Qualification based on property cash flow ONLY
- Lease not required—Rental value determined by appraisal
- Credit scores down to 680
- As little as 20% down
- No personal income or employment information required
- Properties can be in LLC's name
- No limit on total number of properties

### No Credit or Income for Foreign Nationals

- Investment properties only
- Minimum loan amount of \$75,000
- Maximum loan amount of \$1.5 million
- Assets sourced and seasoned for 60 days - must be in a U.S. FDIC insured bank for a minimum of 30 days
- 12 months reserves required and must be in a U.S. bank
- Cannot reside in the United States
- Must have an eligible Visa: B-1, B-2, H-2, H-3, I, J-1, J-2, O-2, P1, P2
- No gift funds allowed