

MORTGAGE MENU

PROGRAM HIGHLIGHTS, FROM TRADITIONAL FAVORITES TO SPECIALTY PRODUCTS

FNMA/FHLMC

- Up to 97% LTV with and without MI for first-time homebuyers
- Minimum 620 mid-FICO score on a tri-merge credit report
- 43% maximum debt-to-income ratio (exception may be made for up to 50% maximum with FNMA or FHLMC automated underwriting approval)
- The automated underwriting system will determine the amount of reserves
- Down payment assistance and grant programs available
- Temporary buydowns
- 1-4 unit properties
- Options for borrowers with no FICO scores

GOVERNMENT LOANS

- FHA
- VA
- USDA
- USDA One-time (1x) Close
- HUD 184
- FHA 203(k) Renovation
- Good Neighbor Next Door
- Texas Vet

NICHE PRODUCTS

- Niche portfolio products
- Loans for newly graduated or established doctors
- Financing for borrowers with a past bankruptcy, foreclosure, or short sale – No seasoning (waiting period) required, must be settled
- Variety of ARM options – Interest-only ARMs and unique 5/5 ARM and 15/15 ARMs
- Asset depletion – Liquid assets considered for qualifying income
- Loan amounts up to \$5 million
- Max 95% LTV with no MI up to \$2 million
- Unlimited acreage

NON-QUALIFIED PRODUCTS (NON-QM)

- Self-employment history of 12 to 24 months
- 500 minimum FICO credit score
- Up to 55% DTI
- Bank statements accepted as verification to support income calculation
- DSCR & no ratio loans

JUMBO/JUMBO CASH-OUT LOANS (TX)

- Texas cash-out up to 80%
- Texas cash-out up to \$750K, cash in hand
- Fixed and ARMs available

SPECIAL PROGRAMS

- Renovation loans that finance improvement costs into the mortgage (purchase or refinance)
- Escrow hold backs for pools and home improvements – Finance with the home loan
- Non-warrantable condos
- Foreign National loan programs
- First-time homebuyer loans
- Non-occupant co-borrowers – Combined qualifying ratios allowed
- Investment and second home
- Multiple property ownership/unlimited investment properties available
- (1x) One-time construction close
- (2x) Two-time construction close
- Jumbo renovation
- Reverse mortgages
- Lock, Shop, and Go – No property needed to lock the rate
- Lot loans

TALK TO US TO LEARN MORE



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PITI = Principal, Interest, Taxes, and Insurance. MI = Mortgage Insurance. LTV = Loan-to-value.

ARM = Adjustable-rate mortgage. CLTV = Combined Loan-to-value. DTI = Debt-to-income. Not a commitment to lend. Borrower must meet qualification criteria. Equal Housing Opportunity.