

# Programs



## PRIME JUMBO

**Min. FICO 680 • Up to 80% HCLTV**

- 15 & 30 Year Fixed up to \$2.5 Million
- Cash-Out up to 80.00% HCLTV
- Manual UW for over \$2 Million
- DU Approve/Ineligible
- No Mortgage Insurance required
- Primary, Second Home and Investment properties are allowed
- Purchase, Rate & Term Refinance and Cash-Out Refinance
- Delayed Financing is available up to 180 days
- No Overlays on Reserves, Credit and Tradelines as per DU
- Income as per DU

## SUPER PRIME

**Min FICO 599 • Up to 90% HCLTV**

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- DTI up to 55%
- 1Y & 2Y Full Doc, 12 & 24 Bank Statement
- 1Y & 2Y CPA P&L, Asset Utilization, WVOE, 1099
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 5% for OO, 20% for NOO
- 24 Months out of Credit Event
- Condos / NY up to 90% CLTV
- Condotels allowed

## PRIME

**No Score or FICO 599 • Up to 80% CLTV**

- Loan Amount up to \$1.5 Million
- 30 & 40 Year Fixed, 5/6 and 7/6 ARMs, and Interest Only
- Primary, Second Home and Investment properties are allowed
- Purchase, Refinance and Cash-Out Refinance
- 12 Months out of Credit Event
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Min Borrower Contribution is 5% for OO, 20% for NOO
- Delayed Financing is available up to 180 days
- Limited tradelines OK
- Non-Permanent Residents allowed
- Temporary rate buydowns available

## DSCR

**Min. FICO 620 • Up to 80% CLTV**

- Loan Amount up to \$3 Million
- Max cash-on-hand \$1 Million, no limit for CLTV <55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- DSCR as low as 0 (min. FICO 680)
- Eligible for Non-Perm Residents
- Available for Foreign National
- 1-4 Units, Condotels allowed
- Mixed-use and multi-family (5-8 units) allowed
- Gift Funds allowed
- Min Borrower Contribution is 20%

## FOREIGN NATIONAL

**No score or Min. FICO 660 • Up to 75% CLTV**

- Loan Amount up to \$2 Million
- Cash-Out allowed
- DSCR as low as 0 (min. FICO 680)
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed

## SECOND LIEN

**Min. FICO 660 • Up to 85% CLTV**

- Owner-occupied, second home or investment
- Minimum Loan Amount of \$50,000
- Maximum Loan Amount of \$500,000
- Maximum 50% DTI
- 30-year fixed terms available
- Cash-out not available in Texas and New York

## ITIN

**Min. FICO 660 • Up to 80% CLTV**

- Min. FICO 660 and up to 80% CLTV for Super Prime
- Min. FICO 700 and up to 70% CLTV for DSCR
- Loan Amounts up to \$1 Million
- Must have valid ITIN card or IRS ITIN Letter and a valid Government-issued ID

**THE POWER OF YES** 855-710-7100 | [sales@admortgage.com](mailto:sales@admortgage.com) | [admortgage.com](http://admortgage.com)

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# Income Types



## FULL DOC PRIME JUMBO

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Up to 80% HCLTV**

- 15 & 30 Year Fixed up to \$2.5 Million
- Cash-Out up to 75% HCLTV
- DU Approve/Ineligible
- No Mortgage Insurance required
- Primary, Second Home
- Purchase, Rate & Term Refinance and Cash-Out Refinance
- Delayed Financing is available up to 180 days
- No Overlays on Reserves, Credit and Tradelines as per DU
- Income as per DU

## FULL DOC NON-QM

**No Score or FICO 599 •  
Up to 90% CLTV**

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- DTI up to 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- Traditional Income
- 2Y Credit Event allowed
- Super Prime & Prime Programs
- Condos up to 90% CLTV
- Condotels up to 75% CLTV
- NY up to 90% CLTV

## 12/24 MONTH BANK STATEMENTS

**No Score or FICO 599 •  
Up to 90% CLTV**

- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV < 55%
- 30 & 40 Year Fixed, 5/6 & 7/6 ARM
- 3 Months Reserves
- Gift Funds for Reserves allowed
- Mortgage History 0x60x12
- 12 months from bankruptcy or foreclosure
- Condos up to 90% CLTV
- Condotels allowed

## 1Y & 2Y P&L

**No score or Min. FICO 660 •  
2Y up to 80% CLTV,  
1Y up to 80% CLTV**

- Max DTI 55%
- Loan Amount up to \$4 Million
- Max Cash-on-Hand \$1 Million, no limit for CLTV<55%
- P&L by Licensed CPA, Enrolled Tax Agent, or Licensed Tax Preparer
- 2 months of bank statements required
- Super Prime & Prime Programs

## ASSET UTILIZATION

**Min. FICO 599 • Up to 80% HCLTV**

- Cash-Out up to 80% CLTV
- Savings and Checking at 100%
- Securities at 100%
- Retirement at 70%
- Income Calculation — All Eligible Assets Divided by 60
- Super Prime & Prime Programs

## WVOE / 1099

**No Score or FICO 599 •  
WVOE up to 80% CLTV,  
1099 up to 85% CLTV**

- Loan Amount up to \$4 Million
- Max DTI 55%
- Cash-Out available
- Completed FNMA Form 1005 for 2-Year History with Same Employer
- Super Prime & Prime Programs

## DSCR

**Min. FICO 620 • Up to 80% CLTV**

- Loan Amount up to \$3 Million
- Max cash-on-hand \$1 Million, no limit for CLTV <55%
- 40 & 30 Year Fixed, 5/6 & 7/6 ARM
- No income or employment verification
- DSCR as low as 0 (min. FICO 680)
- Eligible for Non-Perm Residents
- Available for Foreign National
- 1-4 Units, Condotels allowed
- Mixed-use and multi-family (5-8 units) allowed
- Gift Funds allowed
- Min Borrower Contribution is 20%

## FULL DOC FOREIGN NATIONAL

**No score or Min. FICO 660 •  
Up to 75% CLTV**

- Loan Amount up to \$2 Million
- Cash-Out allowed
- DSCR available under FN DSCR Program
- CPA Letter last 2Y & YTD
- 1 Bank Reference Letter
- Overseas Assets allowed as Reserves
- Gift Funds allowed

**THE POWER OF YES**    855-710-7100 | [sales@admortgage.com](mailto:sales@admortgage.com) | [admortgage.com](http://admortgage.com)

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