



## EXPANDED JUMBO HIGHLIGHTS

### Standard/Non-QM/Streamline Non-QM

- Loans from \$100,000 to \$2.5 Million
- 80% C/O to \$2 Million with \$350K C/O!
- 65% C/O to \$2 Million w/ Unlimited C/O!
- # of Financed Properties: 8
- **Business Funds:** Allowed on OO & 2nd Home for down payment, closing costs **AND RESERVES!**

### Standard Program

- **Derogatory Credit Seasoning: 4 Years on Foreclosures, Short Sale, Modifications**
- **Occupancy:** Primary, 2nd Home, N/O
- **Minimum Credit Score:** 680
- **Maximum DTI:** 43% to 80% LTV, 40% to 90% LTV & for investment property
- **Reserves:** Minimum 6 months
- **Non-Occupant Co-Borrower:** Blended Ratios allowed (max 60% DTI for occupant borrower)
- **Gift Funds:** For CLTV's  $\leq$  80%, 100% of the down payment may come from gift and no max loan amount (primary). *Donor's may borrow funds!*

### Expanded Standard Non-QM

- **Derogatory Credit Seasoning: 4 Years on Foreclosures, Short Sale, Modifications**
- **Occupancy:** Primary, 2nd Home, N/O
- **Minimum Credit Score:** 680
- **Maximum DTI:** 50% to 80% LTV! (OO & 2nd Home). Requires 720 score.
- **Restricted Stock Income:** Allowed!
- **Non-Occupant Co-Borrower:** Blended Ratios allowed (max 60% DTI for occupant borrower)
- **40-Year Fixed with 10-Year IO**
- **40-Year**

### **10/1 ARM with 10-Year IO**

- **Minimum Credit Score: 680!**
- **Rental Income:** Lease allowed in lieu of 2 years tax returns with valid reason
- **Short-Term Rental:** AirBnB income OK!
- **Temporary Leave Income:** Allowed!
- **Gift Funds:** For CLTV's  $\leq$  80%, 100% of the down payment may come from gift and no max loan amount (primary). *Donor's may borrow funds!*

### Expanded Streamline Non-QM

- **Occupancy:** Primary, 2nd Home
- **Minimum Credit Score:** 640
- **Maximum DTI:** 45% to 90% LTV, 35% to 95% LTV
- **Income Documentation:** Determined by DU. One year 1040's on SE allowed!
- **Reserves:** Determined by DU. May require ZERO RESERVES!
- **LTV/Loan Amount/FICO:** 95% to 1.5 Million with 680 FICO; 80% to \$2.5 Million with 720 credit score.
- **Cash Out:** 85% to \$2 Million - \$350K C/O; 65% to \$2 Million - UNLIMITED C/O!
- **Non-Occupant Co-Borrower:** TRUE Blended Ratios OK with DU approval
- **IO Option:** 40-year Fixed with 10-Year IO. Qualify at note rate amortized over 30 years. Payments will recast during IO period if borrower pays down principal!
- **Continuity of Obligation:** Borrower is on current loan **OR** has been on title **OR** paid the mortgage payments **OR** lived in the subject property for the past six months
- **Transferred Appraisals:** Allowed!
- **Minimum Borrower Contribution:** 5% of down plus reserves required by DU. Gift funds allowed after borrower's minimum contribution has been met.

**For more information contact:**

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