



# Niche Lending

INNOVATIVE  
LENDING  
SOLUTIONS

## Excellent Prime and Non-Prime Financing.

Providing affordable home loan options for a wide variety of scenarios.

## NANO

- Loan amounts to \$10 million
- 95% LTV to \$2.5 million
- 24 months or 12 months bank statement programs
- Fully delegated underwriting
- No Ratio – no income and no asset (purchase to 80% LTV & cash out to 70% LTV)
- FICO scores down to 600
- Non-warrantable condos
- Interest Only products
- Foreign National and ITIN programs
- Gifts funds OK with 5% minimum borrower contribution
- New 1 year tax return product
- Up to 55% DTI on full doc
- Loans to LLC's and Corporations

## FANNIE/FREDDIE

- Max DTI per DU and LP
- Blended ratios with non-occupant co-borrower
- 1 year tax returns per DU and LP
- PIW per DU and LP
- Transferred appraisals acceptable
- Manufactured homes
- W2 only programs available
- HomeReady and HomePossible/Advantage
- CALHFA for both conforming and high balance loan amounts

## FHA

- DTI up to 57% (per DU and LP)
- 550 min FICO
- Manual underwriting allowed
- Blended ratios with non-occupant co-borrower
- W2 only available
- CALHFA for both conforming and high balance loan amounts
- Manufactured homes
- One FICO score allowed

## VA

- VA IRRRL's up to 125% CLTV with subordinate financing
- W2 only available
- Manufactured homes
- DTI per AUS, follow DU and LP
- 580 min FICO
- No pricing adjustments on cash out > 90% with 620 or better FICO
- 100% cash out refi allowed

## PRIME JUMBO

- Up to \$3 million loan amount
- .25 rate incentive with monthly ACH payments
- OO, 2nd home, and NOO allowed
- Purchase, rate and term, and cash out
- Cash out up to \$500,000
- Gift funds allowed

LoanStream Mortgage

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