

Non-Conforming Property Loans

This program is designed for well-qualified borrowers who wish to purchase or pull cash out from a “challenging” property:

- ◆ Unpermitted improvements
- ◆ Properties requiring repairs
- ◆ Unusual zoning (*example: residential SFD on a BMX-zoned lot*)
- ◆ Unusual title situations - Life Estates, Probate, LLCs, Corporations, Trusts, Foreign Investors
- ◆ Site condos that do not qualify for conforming financing
- ◆ Agriculture-zoned properties
- ◆ Large acreage, 5 acres or more
- ◆ Investor condos with owner-occupancy ratios below 50%
- ◆ Loans securing more than one property
- ◆ Legal non-conforming grandfathered property

Additional Program Information:

- ◆ Available for owner-occupant, investor, and foreign investor
- ◆ Loan amounts up to \$5,000,000. Call for larger requests.
- ◆ No restrictions on cash out amounts
- ◆ 1-, 3-, and 5-year ARM loans with 30-year terms
- ◆ No prepayment penalties
- ◆ Borrowers with past credit problems considered
- ◆ Debt ratio above 43% considered with compensating factors
- ◆ Overall strength of each loan is evaluated based on all compensating factors
- ◆ Maximum LTV of 80% owner-occupant, 75% investor
- ◆ Maximum CLTV of 90% (owner-occupant or investor)
- ◆ Fee simple properties only
- ◆ Improved residential properties only (no vacant land)
- ◆ No condotels



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