



48 Hour Turn-Around
on underwriting

BORROWER-PAID COMPENSATION (see below for Lender-Paid Comp* add-ons)

MID SCORE	Max LTV	3/1 ARM	5/1 ARM	7/1 ARM
740+	80%	3.250%	3.375%	3.625%
720 - 739	80%	3.375%	3.500%	3.750%
700 - 719	80%	3.625%	3.750%	4.000%
680 - 699	80%	4.000%	4.125%	4.375%
660 - 679	75% (0x30)	4.250%	4.375%	4.625%
640 - 659	70%	4.500%	4.625%	4.875%
620 - 639	60%	4.750%	4.875%	5.125%
600 - 619	60%	5.250%	5.375%	5.625%

LOAN SIZE & LTV / CLTV LIMITS

Max Loan Amount	Primary SFR	Condo or Co-op*	Vacation/2nd Home	Investment Properties (NOO)
\$1,500,000	80% / 90% CLTV	80%	80%	60%
\$2,000,000	80% / 90% CLTV	75%	75%	60%
\$2,500,000	80% w/ 740 score	70%	70%	60%
\$3,000,000	70%	65%	65%	55%
\$3,500,000	65%	60%	60%	50%

Please call your AE for loan amounts less than \$100K

PORTFOLIO GUIDELINE & PROGRAM NOTES

- Max DTI 43% • 2/2/6 caps • 1-year CMT Index • 3.0% Margin • Floor Rate = Note Rate
- Cash-Out: Max 80% LTV. No Limit on cash in hand over and above existing mortgage payoff
- Departing residence can be removed from DTI if listed prior to Close. 30% equity required
- Reserves = 6 months PITI for subject & for all other REO's.
- Acreage and Hobby farms allowed. Add .125% to rate if over 10 acres.
- Asset Depletion = 80% max LTV
- Limited review for condo, coop, and condotels.
- No credit & limited credit allowed (use 740 mid-score + 0.750% rate add)
- Up to 10 financed or 15 total REO, including NOO, condo, coop, and cash out
- Escrows Required - Waived by exception if FICO 740+ & HPML Test passes (0.25% origination fee or +.125% rate increase applies)
- Borrower(s) must become a member of Advancial Federal Credit Union - Free to Join

OPERATIONS CENTER: (888) 876-2328

RATE ADJUSTMENTS

Asset Depletion	+ 0.250%	
Properties w/ >10 acres	+ 0.125%	
Cash Out (80% LTV Max w/ 740 score, otherwise 75%)	+ 0.250%	
CLTV > 80% - 90% (\$2.0MM max combined loan size)	+ 0.250%	
Vacation / 2nd Home / Non-Occ Co-Borrower	+ 0.250%	
No Credit / Work Visa / Foreign National (use 740 mid-score)	+ 0.750%	
Investment Properties - LLC's Allowed (has 15yr balloon)	+ 0.750%	
2-Units	+ 0.250%	
3-4 Units (70% LTV Max)	+ 0.500%	
Apply only 1 Condo adjustment	Warrantable Condo	+ 0.250%
	Non-Warrantable Condo & All Co-op	+ 0.750%
	Condotel (75% max LTV)	+ 1.000%

LENDER-PAID COMP* Tiers A, B, C - Max \$15k Payment

TIER	Loan Amount <= \$1.5MM		Loan Amount > \$1.5MM	
	Add to Rate	Comp. Percent (\$15k max)	Add to Rate	Comp. Payment
A	+ 0.250%	1.00%	+ 0.250%	\$15k
B	+ 0.500%	1.50%	+ 0.250%	\$15k
C	+ 0.750%	2.00%	+ 0.250%	\$15k

RATE LOCKS

- 30 Day is free • 60 Day is 0.25% origination fee
- Rate can be locked upon pre-approval & appraisal order

ADVANCIAL FEES

Underwriting	\$ 995
Doc Prep	\$ 225
Tax Service	\$ 65
Flood Cert	\$ 25
Attorney Review - LLC's & Co-ops, if applicable	\$ 400

Talk to us about your unique properties or loan situations!

Alexander King

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Mortgage loans originated by Advancial Federal Credit Union NMLS 469500

