



WHY YOU SHOULD BE WORKING WITH A&D MORTGAGE - A DIRECT NON-QM LENDER

DSCR WITH NO RATIO REQUIREMENT UP TO 80%LTV:

- No employment, no income, no ratio, no reserves, no leases
- No minimum DSCR ratio required
- Must own a primary residence

12/24 MONTH BUSINESS BANK STATEMENT PROGRAM:

- Minimum 25% ownership for self employed borrowers
- Use of 100% income deposits minus non-business deposits
- Up to 90% LTV with no MI requirement
- Qualified Zelle and Paypal deposits ok
- Standard 50% expense ratio or Expense letter from CPA/Tax preparer, or self prepared P&L

FOREIGN NATIONALS

- Only one reference letter required and passport/visa
- You don't have to own a primary if you use a CPA letter or employment letter for income
- CPA letter for self employed/employment letter for employed borrower
- Cash out refinance up to 75% LTV
- Assets do not need to be in the US, wire straight to closing agent
- No seasoning or sourcing for EMDs greater than 12 months (Itemized Escrow letter)
- DSCR no income, no employment, no reserves program
- Must own primary residence
- Borrowers from Venezuela are welcome too

NO CONDO QUESTIONNAIRE CONDOMINIUMS

- 75% owner occupied and 70% LTV second home and investor 70% LTV
- A&D does their own review which consists of verifying that there is no pending litigation that pertains to the structural integrity of the property and occupancy status of the building

ASSET UTILIZATION

- We take the borrowers assets and divide them by 100 months, most lenders divide by 120 months
- 100% saving/checking accounts, 90% stocks/mutual funds/70% IRA's
- 6 months seasoning of assets required
- Cash out refinance ok

INCOME USING CPA P&L ONLY

- No bank statements required
- Max 75% LTV 680 credit score
- 2 P&L's covering last 12 months each signed by the CPA and a CPA letter covering corporate ownership
- If expenses are less than 35% then the file will need an explanation from CPA and UW review
- Income is calculated based on the lower net income indicated on the P&L statement or 1003

OTHER NICHE A&D OFFERS:

- We finance borrower points up to 2%
- 90% LTV no MI 55% DTI up to \$999,999 and 680 score
- 1 day out of foreclosure, bankruptcy, short sale or one day off of the MLS ok
- A&D does non-cash flowing commercial property and case by case hard money construction loans. (Lite Doc program)
- A&D has owner occupied & second home hard money loans for your Fannie fall out with no points! (Lite Doc program)
- Interest Only ok
- 100% gift ok O/O

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at 855-ADLOANS
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www.admortgage.com

