

ITIN

INDIVIDUAL TAXPAYER
IDENTIFICATION NUMBER

80% **\$1.5M** **660**
MAX. LTV MAX. LOAN AMOUNT MIN. FICO

FULL INCOME DOCUMENTATION

12 MONTHS PERSONAL BANK STATEMENTS

12 MONTHS BUSINESS BANK STATEMENTS

1 YEAR 1099 INCOME

1-YEAR PROFIT AND LOSS STATEMENT

www.emetmortgage.com

PROGRAM HIGHLIGHTS

Income

- Full Income Documents
- 1 Year Business Bank Statements
- 1 Year Personal Bank Statements
- 1 Year IRS Form 1099
- 1 Year Profit and Loss Statement

Asset

- Min. 5% Borrower's Own Funds
- Gift Allowed
- Reserves: 6 Months

Eligible

- First-Time Homebuyer
- Non-Occupant Co-Borrowers
- Non-Arm's Length Transactions
- Interest Only
- Transferred Appraisal

Purchase & Rate Term Refinance				
Primary Residence				
Property Type	Max Loan Amount	LTV/CLTV/HCLTV	FICO	Reserves
1-4 Units	\$1,500,000	80%	660	6
		75%	620*	6
Second Homes				
Property Type	Max Loan Amount	LTV/CLTV/HCLTV	FICO	Reserves
1-4 Units	\$1,500,000	75%	700	6
		70%	660	6

* FICO < 660: PURCHASE ONLY / MAX DTI 43%

* Declining Markets: If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%

Cash Out Refinance				
Primary Residence				
Property Type	Max Loan Amount	LTV/CLTV/HCLTV	FICO	Reserves
1-4 Units	\$1,500,000	75%	700	6
		70%	660	6
Second Homes				
Property Type	Max Loan Amount	LTV/CLTV/HCLTV	FICO	Reserves
1-4 Units	\$1,500,000	65%	700	6
		60%	660	6

- Maximum Cash-Out: \$500,000 (Cash-Out Proceeds may be used for reserve requirements)

- Texas Ineligible

- Subordinate financing: Max CLTV=Grid Max LTV (Institutional seconds only)

* Declining Markets: If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5%