



# ALT-A Premier

Agency Fallout - Full and Alternative Doc  
Non-QM, Self-Employed, and ITIN

**There are 2 methods to qualify your borrower for the Alt A rate sheet!**

## Requirements

As of 05/24/2023

### Method 1 – Max LTV 85%

1. If **only one applicant**, the score must be **700 or better**
2. When **more than one applicant**<sup>6</sup>, the primary applicant needs a 700 or better credit score when using a blended score of 700 or better.
3. Primary borrower must also meet the following:
  - a. Must have 5 trade lines with a 12 mo. or greater history
    - i. at least one of these trade lines must have a 24 mon. or greater history
    - ii. at least one trade line must have a minimum credit limit of \$3,000
    - iii. at least one trade line can be housing history<sup>2,3</sup>, if not reporting to credit
4. No Bankruptcy, Foreclosure, or Deed in Lieu in most recent 4 years<sup>4</sup>
5. No housing history required on purchase money mortgages<sup>1</sup>
6. No payment shock restriction
7. All liens and judgments must be paid in full at closing
8. No gift funds allowed<sup>5</sup>

#### Collateral:

- C4 or better condition of property required
- Rural properties considered case by case
- No purchase of REO's
- No property flips in past 6 months<sup>7</sup>

**85% LTV is not available in CA, HI, IL, or NY**

### Method 2 – Max LTV 80%\*

**All applicants** must have a **680 or better** credit score.

- Three trade lines with at least a 12 mo. history, or
- Two trade lines with at least an 18 mo. history
- No Bankruptcy, Foreclosure or Deed in Lieu in most recent 4 years<sup>4</sup>

\*C4 or better condition of property required

## Follow Near Miss rate sheet and guidelines if applicant does not meet above requirements.

1. If used as a trade line, housing history must come from institutional third party (not individual landlord). Can be VOR from a management company, bank statements, cancelled checks etc. PURCHASE transactions only. Refi's require prior history.
2. Trade lines may be active or closed. Authorized users, delinquent accounts (collection), deferred accounts (i.e. student loans) or payday accounts are not allowed "Secured" credit cards are acceptable.
3. Exception to lack of trade lines may be considered/granted for 6 mo. reserves. (Gift funds cannot be used for reserves).
4. End date is the disbursement date of the new loan.
5. Two months seasoning and sourced large deposits required on bank statements. 100% of the funds for closing must come from borrower, co-borrower, or non-applicant spouse.
6. Primary applicant is the highest wage earner of all applicants and must occupy the property as his/her primary residence.
7. Consideration will be given for flips within 6 months if rapid appreciation is supported by work completed and comps.