



ITIN PRIME
Full Doc & 12 Months Bank Statements
PRIMARY RESIDENCE and Investment Property

**Contact your
 Account Executive Today!**

Dated: 04.16.24

30 Year Fix Max Loan Amount \$1,500,000

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
Minimum FICO	≥ 740	≥ 720	≥ 700	≥ 680	≥ 660
LTV Threshold	Primary Residence or Secondary Home Transactions				
≤ 50% LTV	9.125%	9.375%	9.500%	9.625%	9.990%
≤ 60% LTV	9.250%	9.500%	9.750%	9.875%	10.250%
≤ 65% LTV	9.375%	9.625%	9.875%	9.990%	10.250%
≤ 70% LTV	9.625%	9.875%	9.990%	10.375%	10.750%
≤ 75% LTV	9.750%	10.125%	10.625%	10.750%	-
≤ 80% LTV	10.250%	10.499%	10.875%		
≤ 85% LTV	11.250%	11.250%	11.250%	Points req. for 85 LTV	

Max LTV's	"AAA"	"AA"	"A"	"BBB"	"BB"
Purchase / Rate Term	85%	85%	85%	75%	70%
Refinance Cash Out	70%	70%	70%	70%	65%
CLTV	80%	80%	80%	75%	70%

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	0x30	1x30

Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"
Bankruptcy	≥ 4 Years	≥ 4 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
Foreclosure	≥ 4 Years	≥ 4 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years
Short Sales	≥ 4 Years	≥ 4 Years	≥ 3 Years	≥ 2 Years	≥ 1 Year
Deed-in-Lieu	≥ 4 Years	≥ 4 Years	≥ 3 Years	≥ 2 Years	≥ 1 Year

Underwriting Fee is \$1,495.00

Maximum Broker Compensation is 2.00 Borrower Paid and 1.00 Lender Paid.

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Ask about our Loan Exceptions!

RATE ADJUSTMENTS

Description	Rate	Notes
Cash-Out Refinance	0.375%	Max LTV 70 requires 700+. Fico 660-699 Reduce LTV 5%. No FICO, No Cash Out
Max Cash Out	--	Max Cash in Hand at any LTV is 500k.
Cash Out Reserves	--	Cash out for Reserves is acceptable
Cash out Free & Clear	--	Max LTV 60% on Free & Clear and Max Cash to Borrower is 500k
Alt Doc - Bk Stmt	0.250%	Primary Residence Only Max LTV 80%
30-Year Fixed	--	30 Year Fixed is base price.
85 LTV	--	COST: 1 pt 740, 1.5 pt 720, 2 pt 700 -Pts subj. to change--No LPC
Second Home	--	Not allowed on ITIN. Primary Residence Only or Investment Property only
Non Owner Occupied	0.500%	Full Doc Only...min FICO 700, Max LTV 75%, See Prepayment Options Below
> \$ 150,000 - \$250,000	0.250%	Minimum Loan Amount is \$150,000. Exceptions made Case by Case.
> \$ 250,001 - \$450,000	--	No Hit
> \$ 450,000 - \$1,000,000	--	No Hit
> \$ 1,000,000 - \$1,500,000	--	No Hit
2-4 Unit Property	0.500%	Max LTV 75% Purchase & Refi 70% Max LTV/CLTV
Condo	0.250%	Must be Warrantable Condo per Fannie Mae Condo Guidelines
Non Warr Condo	--	Not Available on ITIN
Condotel	--	Not Available on ITIN
Rural Property	--	Not Available on ITIN
Forbearance >180 Days	--	Covid Forbearance or Loan Modification requires 6 months pay history
Exceptions	0.250%	Case by Case by Senior Management. Additional Conditions may Apply
NOO 5% Prepay Option	-0.250%	5% Prepayment Penalty of Balance at time of Payoff in lieu of Standard 2%
NOO 5-Year Prepay	--	Standard 2% Prepayment Penalty of Balance at time of Payoff
NOO 4-Year Prepay	0.125%	Standard 2% Prepayment Penalty of Balance at time of Payoff
NOO 3-Year Prepay	0.250%	Standard 2% Prepayment Penalty of Balance at time of Payoff
NOO 2-Year Prepay	0.375%	Standard 2% Prepayment Penalty of Balance at time of Payoff
NOO 1-Year Prepay	0.500%	Standard 2% Prepayment Penalty of Balance at time of Payoff
NOO Buy Out Prepay	1.000%	No Rebate without Prepayment Penalty. Borrower Paid Comp Only.
ITIN expiration Date	required	W7 required to show ITIN w/ expiration date >6 months from funding date

Visit our Broker Portal to Price & Submit a Loan Today!

www.ResMacB2B.com

877-700-1494

NO FEDERAL OR STATE HIGH COST LOANS. Max Fees 3%

Income Documentation	
1) <u>Full Doc</u> : = Wage Earner is W2 + Pay Stubs or Self-Employed or Commission is 1040 + P&L Year to Date	
2) <u>Alt Doc</u> : = 12 Personal or Business Bank Stmt / SE Only	
Maximum Debt-to-Income Ratio	
50% Back End is Standard / Subject to UW approval	
Loan Terms	
30-Year Fixed fully Amortized (Interest Only Not available)	
Portfolio 5/1 ARM Available with Special Exception Guidelines	
Interest Only (IO)	
Not Available for ITIN	
Impounds	
All ITIN Loans require impounds for Taxes & Insurance	
Index & Adjustment Caps	
Floored at Start Rate / WSJ Prime	
2.0% Initial Change Cap / 2.0% Annual Cap / 6.0% Life Cap	
Occupancy	
Primary Residence and Investment Property Only. No Second Homes.	
Reserve Requirement	
\$150,000 - \$1,000,000	6 months on ALL LTV
\$1,000,000 - \$1,500,000	12 months on ALL LTV
Any additional investment properties held in personal name require 3 additional months PITI for each that property. Gift Funds can ONLY be used for Down + CC (not allowed for Reserves)	
Loan Amounts	
\$150,000 Minimum to \$1,500,000 Maximum (Round-down to \$50)	
Property Types	
SFR / Condos / Townhouse / 2-4 Units	
Non-Warrantable Condos not eligible	
Rate Lock & Floor Policy	
Rate Lock Not Available until loan application is Approved.	
Rate Floor is lowest shown rate per Credit Tier	
Lending in these States:	
AL, AR, AZ, CA, CO, DC, FL, GA, IL, IN, KS, KY, LA, ME, MA, MI, MO, NJ, NC, ND, OH, OR, PA, RI, TX, WA, WI	