

EZ Investor Loans



For investors with complex financials and good credit

Our EZ Investor Loan Program, with its quick application and hassle-free process, is designed for investors with complex financials, good credit and substantial liquidity. No tax returns required but bank statements will be used to verify assets.

Improved Residential-Property (Investor)

Max Loan Amount	Max LTV	Minimum Credit Score	Max Debt-to-Income Ratio
Up to - \$750,000	60%	740	43%
\$750,001 - \$1,000,000	55%		
\$1,000,001 - \$1,500,000	50%		

Agricultural-Zoned Property (Investor)

Max Loan Amount	Max LTV	Minimum Credit Score	Max Debt-to-Income Ratio
Up to - \$300,000	60%	740	43%
\$300,001 - \$500,000	55%		
\$500,001 - \$750,000	50%		

Loan Products

- 1-, 2-, 3- and 5-year Standard Adjustable Rate First Mortgages only
- Hawaii investment properties only
- Business Purpose Loans only

Credit Requirements

- Mortgage: 0x30 in past 12 months
- Mortgage: 0x60 in past 24 months
- Judgments, tax liens, and/or collections must be paid in full
- No judgments, tax liens, collections within the past 2 years
- Bankruptcy/foreclosure - None in past 7 years
- Re-established credit in the past 2 years
- Minimum 2 trades with no delinquency
- No pending litigation

Pricing Adjustments

- Loans up to \$1,000,000 add 0.50% total to rate, margin and points
- Loans \$1,000,001 to \$1,500,000 add 0.75% to rate and margin and 0.50% to points
- Rate and point buy-downs allowed



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Collateral

- Hawaii investment properties only
- Cross-collateralization allowed as long as Finance Factors is in first position on at least one property
- Fee simple improved residential properties only
- Ownership in the collateral can be vested in a business provided the business owner qualifies under the program guidelines
- Improvements on property must be in good condition.

Income Documentation

- Self-employed applicants shall provide documentation, such as business license, CPA statement, etc. to validate business in operation for 2 years and at the same location for 2 years
- No tax returns required
- Rental and retirement income must be verified

Liquid Assets

- Liquid assets must be 6 times the monthly income on the application
- 2 months bank statements required to verify liquid assets
- 70% of 401k, IRA, etc., can be counted toward liquid assets. Current retirement account statements, not older than 3 months, required.

Loan Application

- 43% DTI based on income on the loan application
- The balance sheet portion of the application must be completed in detail and supported by bank statement

Exclusions

- Primary residence and 2nd home not allowed
- Land and construction-only loans not eligible
- No condotels • Lava Zone 1 and 2 not eligible
- Gap Loan not eligible
- Vacation rentals not allowed as primary collateral

Other

- U.S. citizen or permanent resident alien
- Foreign borrowers allowed:
 - ▶ Must have FICO
 - ▶ Minimum 4 trade lines
 - ▶ Reduce LTV by 5%
 - ▶ Foreign borrower LLPA applies
- Accommodation mortgagors allowed • Gift funds not allowed • Seller contributions up to 2%
- Income must be reasonable for the type of employment
- Rental income will be validated with market data. The lower of stated rental income or market data will be used to qualify.
- Max of 10 residential properties being financed (including land)
- There must be a reasonable relationship between income, liquid assets, total assets and liabilities



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