



MID AMERICA
MORTGAGE, INC.

Specialty Mortgage Programs

Other restrictions may apply - for complete details call:

855-528-4572

Wholesale / Correspondent Lending Division
www.mamtpo.com

	Near Prime			Bank Statements			Non-Warrantable Condo			Interest Only ARMs						
Minimum FICO	620			620			620			660						
Loan Amounts	\$100,000 - \$1,000,000			\$100,000 - \$1,000,000			\$100,000 - \$1,000,000			\$100,000 - \$1,000,000						
Max LTV / CLTV	90% / 90%			85% / NA			75% / NA			80%						
Qualifying Ratios	35* / 43 / 50**			35* / 43			35* / 43			35* / 43						
Documentation	Full Doc			Bank Statements			Full Doc			Full Doc						
Occupancy	Primary & 2nd Home			Primary & 2nd Home			Primary & 2nd Home			Primary & 2nd Home						
Eligible Property	SFR, Condo, 2 - 4 unit			SFR, Condo, 2 - 4 unit			Non Warrantable Condo			SFR, Condo, 2 - 4 unit						
Transactions	Purchase, Rate-Term Refi, Cash Out			Purchase, Rate-Term Refi, Cash Out			Purchase, Rate-Term Refi			Purchase, Rate-Term Refi, Cash Out						
Max Cash Out	\$200,000			\$200,000			NA			\$200,000						
Max Seller Concessions	6%			6%			6%			6%						
Mortgage History	A+ Credit = 0x30 in last 12 months A Credit = 1x30 in last 12 months			A+ Credit = 0x30 in last 12 months A Credit = 1x30 in last 12 months			A+ Credit = 0x30 in last 12 months			A+ Credit = 0x30 in last 12 months A Credit = 1x30 in last 12 months						
Bankruptcy 7,11,13	Discharged 24 months			Discharged 24 months			Discharged 24 months			Discharged 24 months						
Foreclosure / Deed in Lieu	A+ Credit = 48 months A Credit = 24 months			A+ Credit = 48 months A Credit = 24 months			48 months			A+ Credit = 48 months A Credit = 24 months						
Income & Employment Verification	Paystubs, W2, 4506T, 1040, VOE, V-VOE,			Bank Statements - 24 months Personal or Business - 12 months Personal (restrictions apply)			Paystubs, W2, 1040, 4506T VOE, V-VOE			Paystubs, W2, 1040, 4506T VOE, V-VOE,						
Reserves	6 months PITI			6 months PITI			6 months PITI			6 months PITI						
Assets Seasoning	60 days (statements or VOD)			60 days (statements or VOD)			60 days (statements or VOD)			60 days (statements or VOD)						
Gift Allowed	Yes, 5-10% Borrower's Own Funds			Yes, 5-10% Borrower's Own Funds			Yes, 5-10% Borrower's Own Funds			Yes, 5-10% Borrower's Own Funds						
MAX LTV FICO		Purchase	R-T Refi	C-O Refi		Purchase	R-T Refi	C-O Refi		Purchase	R-T Refi	C-O Refi		Purchase	R-T Refi	C-O Refi
	720	90%	85%	80%	720	85%	80%	80%	720	75%	75%	NA	720	80%	80%	80%
	680	90%	80%	80%	680	85%	80%	80% - 75%	680	75%	75%	NA	680	80%	80%	80%
	660	85%	80%	80% - 75%	660	85%	80%	80% - 75%	660	75%	75%	NA	660	80%	80%	80%
	640	80%	75%	75%	640	80%	75%	75%	640	75%	75%	NA	640	80%	75%	75%
620	80%	70%	70%	620	80%	70%	70%	620	75%	75%	NA	620	80%	70%	70%	
MISC	Payment Shock over 150% up to 250% allowed with Compensating Factors			12 months Personal Bank Statements 680 FICO to 70%, 720 FICO to 80%						- Max 75% LTV on Non-Warrantable Condos						

* No Housing Ratio needed if FICO 660+ & LTV 70% less, or FICO 680+ & LTV 80% or less, ** 50% Ratio on Exception Basis

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