



NON-QM WITH SPEED, EASE AND CONVENIENCE

HOMEXPRESS MORTGAGE CORP. – PROGRAM HIGHLIGHTS

PRIMEX

- 90% LTV purchase with no MI
- 85% LTV Rate & Term with no MI
- 2 years seasoning F/C, BK, DIL, Short sale
- Credit scores down to 640
- Loans up to \$1M
- DTI to 43%
- Max cash out 500K
- 12 or 24- month Personal Bank Statements
- Owner occupied and 2nd homes
- Interest only program available
- No prepayment penalty
- Gift funds allowed

COREX

- 85% LTV Rate & Term with no MI
- 90% Purchase with no MI
- Loans up to \$2M
- Owner occupied, 2nd home, NOO to \$1.5M
- Short-term rental program to \$1.5M
- Credit scores down to 500/ Cash out available
- Seller carryback to 90% LTV
- 1 day out of F/C, BK, DIL, Short sale
- 100% gift funds
- Gift of equity program available
- DTI to 50%
- No pre-payment penalties
- 24-month Personal Bank Statements
- 24-month Business Bank Statements
- Use lease agreements in lieu of Schedule E's with 2 months cancelled checks
- Asset Express - assets cover full balance and 5 years consumer debt
- Asset Assist - use assets to help qualify
- Flexible rural guidelines
- Non-warrantable condos
- Lease options treated as refinance
- Interest only program available
- No tax return programs available

INVESTORX

- No personal income used to qualify
- Pricing based on property DSCR
- No DSCR programs available
- Credit scores down to 600
- Up to 75% LTV
- Loans to \$1M (\$1.5M case by case)
- Max 20 properties owned
- Max 5 properties HomeXpress will lend on
- Up to 5% broker fee
- 6-month seasoning for refinance transactions
- VOM acceptable for properties other than subject
- Can close in an entity name
- Business purpose loans not subject to TRID
- Cash out to \$500K
- No reserves
- Interest only program available

BANK STATEMENT PROGRAM

- 24-month Personal Bank statements
 - 2 months business bank statements required
 - 100% deposits utilized
 - PrimeX and CoreX programs
- Hybrid Bank Statements programs available
(Contact your Account Executive)
- No tax returns/transcripts required
- 12-month Personal Bank Statement
 - 2 months business banks statements required
- 24-month Business Bank Statements
 - Unaudited 3rd party P & L for 2016 + YTD 2017
 - Net income from 3rd party P & L utilized
 - Add back depreciation, depletion, amortization
 - Borrower must be minimum 25% owner of the business
 - Multiple bank statements acceptable
 - CoreX program only

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