

## Conventional

- 10-30 Year Fixed Rate
- 3/6, 5/6, 7/6 & 10/6 SOFR ARMS
- Purchase & Refinance
- 3/2/1, 2/1 or 1/0 Temporary Buydowns
- Minimum Credit Score based on AUS Approval
- No Credit Score Borrowers
- HomeReady, Home Possible, & HomeStyle
- ITIN Borrowers

## VA

- 15-30 Year Fixed Rate
- 3/1 & 5/1 CMT ARMS
- Purchase, IRRRL and Cash Out Refinance
- 3/2/1, 2/1, or 1/0 Temporary Buydowns
- No FICO Minimum (Per Agency Guidelines)
- No Credit Score Borrowers
- OTC Minimum FICO 640
- Cash Out Refinance to 90% LTV
- DTI > 60% Permitted w/Compensating Factors
- Manual Underwriting Max DTI 50%
- VA Jumbo Loan Amounts Allowed

## FHA

- 15-30 Year Fixed Rate
- 3/1 & 5/1 CMT ARM
- Purchase, No Cash Out, Streamline, Simple & Cash Out Refinance
- 3/2/1, 2/1, or 1/0 Temporary Buydowns
- No Minimum Credit Score (Per Agency Guidelines)
- Credit Score 500-579 Limited to Max 90% LTV
- No Credit Score Borrowers
- Manual Underwriting
- FHA Abatement: Seller Covers Interest Portion of Payment
- FHA 203k Renovation & 203H Disaster Program

## USDA

- 100% Financing with no Downpayment Required
- Finance Closing Costs if Appraised Value is Sufficient
- No First-Time Homebuyer Requirements
- Fixed Rate
- Purchase, Streamline & Streamlined Assist Refinance
- 2/1, & 1/0 Temporary Buydowns
- No Minimum Credit Score (Per Agency Guidelines)
- Manual Underwriting

## Renovation/Construction

- FHA 203k & FNMA HomeStyle Renovation (Loan Amounts based on Home Value after Improvements)
- FHA, FNMA & VA Single Close Construction
- Licensed Contractor Manages the Work
- All Products are In-House
- Draws, Builder Review and entire Renovation/Construction Process Managed by HRM Construction/Renovation Department
- HRM Construction/Renovation Specialist Assists & Trains

## Additional Product Options

- HUD REO \$100 Down Payment
- FHA Good Neighbor Next Door
- Community Lending Program w/no Income Limitations
- Singlewide & Multi-Wide Manufactured Housing
- Family Opportunity (Buying for Disabled Child or Parent)
- HUD 184 Program
- Investor Paid MI Programs
- Rate Drop Pledge Option
- Broker Products: Mixed Use, Co-Ops, Graduated Payment, DSCR 5-8 Units, 2nd Lien, Vacant Land, ITIN, Hobby Farms, Written VOE Income Only, Unique Homes, No Ratio & More

## Non-Conforming/Jumbo

- Fixed & ARM Products
- 3/2/1, 2/1 & 1/0 Temporary Buydowns
- Minimum FICO 600
- LTV up to 90%
- Max DTI up to 50%
- Manual UW & Agency AUS for Underwriting
- Restricted Stock (RSU) & Asset Depletion Income
- Correspondent Loan Products
- Multiple Non-Conforming Products with Delegated UW

## Non-QM

- Non-Warrantable Condo/Condotels
- Fixed & ARM Interest Only
- DSCR Investor/DSCR with Temporary Buydowns
- Bank Statement Income
- Jumbo AUS Products
- Mixed Use
- Closing in LLC
- Close End Piggyback 2nd Lien
- Asset Utilization/Asset Depletion
- 12/24 Month Bank Statement Income
- 1099, P&L & RSU Income
- Interest Only (Fixed & ARM)
- ITIN Borrowers & Foreign National
- Short Term Rental Income
- Shorter Seasoning for Serious Derogatory Credit

## 100% LTV & DPA Assistance

- USDA
- VA Financing
- Bond/Housing—AZ, AR, CO, DC, FL, ID, IN, LA, MD, MI, MS, MO, NC, NV, OH, OK, SC, TN, TX, WA
- HomeReady Very Low-Income Credit \$2500
- Chenoa FHA with 3.5% or 5% DPA Assistance
- Essex FHA with 3.5% or 5% DPA Assistance
- Conventional, VA, USDA & FHA w/Gift Funds
- Local Community DPA Assistance Programs
- (City of Greensboro, City of High Point & More)



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