



AUSTIN / DALLAS
Purchase Money & Rate/Term Refi Seconds
 Effective September 29, 2016

15-yr Fixed - 30/15 Balloon			
FICO	≤ 80% CLTV to \$350K	90% CLTV to \$300K	95% CLTV to \$250K
700+	5.00% - 5.25%	5.25% - 5.50%	6.00% - 6.25%
680 - 699	5.75% - 6.00%	6.00% - 6.25%	6.75% - 7.00%
660 - 679	6.75% - 7.00%	7.00% - 7.25%	7.75% - 8.00%

Minimum Loan Amount: \$50K

Rate Based on Mid Score of Primary Wage Earner (Credit Bureau 45-days or Newer)
No Mortgage Late Pays (including Short Sales), Regardless of Aging
Max DTI and/or Reserve Requirements based on DU/LP Findings
US Citizens or Permanent Resident Aliens Only (No Work Visas)
700+ mid-score for First Time Home Buyers and/or Qualified Second Homes
No Rate Buy Downs or Escrow Holdbacks

No Pre-Payment Penalties on Any of our Loan Programs

1st Lien Requirements:

Single Family or Warrantable Condo, Owner Occupied*, Texas Residence
Must be 80% or \$417K. Full Doc, Fixed Rate, FNMA/FHLMC Conforming
 * includes Qualified Second/Vacation Homes up to 90% CLTV

Fees:

1% Origination (0.50% for loans \$100K+)
\$465 for Processing, Attorney Doc Prep, and Recording
\$400 for Title Company Fees (higher for refinance)

Clear to Close Requirements:

Paystubs (Tax Returns required on all Self Employed borrowers), VVOE, and VOA
Commission and/or Bonus Income – must have two year history with current employer
Copy of Sales Contract, Appraisal, Survey, and Flood Cert
Simultaneous Issue LTP listing Achieva Mortgage Funding, LLC ISAOA/ATIMA on Schedule A
Updated Insurance listing Achieva Mortgage Funding, LLC ISAOA/ATIMA as Second Mortgagee
Additional requirements as dictated by Lender and/or DU/LP Findings

Contact Information:

Todd A. Beasley, Residential Mortgage Loan Originator #491040
Melissa Strickland, Residential Mortgage Loan Originator #1174143
214-996-0860 / 972-722-3004 Fax / processing@achievamtg.com / NMLS #849587

“Providing secondary Support for You to achieve First”