



TEXAS
Purchase Money & Rate/Term Refi Seconds
 Effective July 1, 2020

15-yr Fixed			
FICO	≤ 80% CLTV to \$400K*	90% CLTV to \$350K*	95% CLTV to \$250K*
700+	5.00%	5.00%	5.50%
680 - 699	5.75%	5.75%	6.50%
660 - 679	6.75%	6.75%	7.50%

30/15 Balloon ADD 0.25%

*Loan Limits Vary by Market

Minimum Loan Amount: \$150K

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
 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:

80% or \$510,400 on CLTVs greater than 90%
 Single Family or Warrantable Condo, Owner Occupied**, Texas Residence
 ** includes Qualified Second/Vacation Homes up to 90% CLTV

Fees:

Origination (0.50% for loans \$150K+, 0% for loans \$250K+)
 \$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 Investor and/or DU/LP Findings

Contact Information:

Melissa Strickland, Residential Mortgage Loan Originator #1174143
 Todd A. Beasley, Residential Mortgage Loan Originator #491040
 214-996-0860 / 1-214-594-9484 Fax / processing@achievamtg.com / NMLS #849587

“Providing secondary Support for You to achieve First”