



**TEXAS**  
**Purchase Money & Rate/Term Refi Seconds**  
 Effective August 1, 2022

15-yr Fixed			
FICO	≤ 80% CLTV to \$400K*	90% CLTV to \$350K*	95% CLTV to \$250K*
700+	5.25%	5.25%	5.75%
680 - 699	5.75%	5.75%	6.25%
660 - 679	6.25%	6.25%	6.75%

30/15 Balloon ADD 0.25%                      \*Loan Limits Vary by Market                      Minimum Loan Amount: \$50,000

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

**1st Lien Requirements:**

Single Family or Warrantable Condo, Owner Occupied\*\*, Texas Residence  
 \*\* includes Qualified Second/Vacation Homes up to 90% CLTV

**Fees:**

Origination (1.00% for loans \$50K+, 0.50% for loans \$100K+, 0% for loans \$200K+)  
 \$465 for Processing, Attorney Doc Prep, and Recording  
 \$400 for Title Company Fees (typically higher for a refinance)

**Required Conditions:**

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 (Appraisal Waivers are NOT Allowed)  
 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](mailto:processing@achievamtg.com) / NMLS #849587