



TEXAS

Purchase Money & Rate/Term Refi Seconds

Effective January 5, 2026

15-yr Fixed			
FICO	≤ 80% CLTV to \$400K	90% CLTV to \$350K	95% CLTV to \$300K
700+	6.75%	7.00%	7.25%
680 - 699	7.25%	7.50%	7.75%
660 - 679	7.75%	8.00%	8.25%

30/15 Balloon ADD 0.25%

Previous Bankruptcy ADD 0.50%

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 Lee, 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”

Rates are subject to change without notice. Intended for business use only. Please do not distribute to consumers.

