



PROGRAM CODE: PBITIN30AC

PACBAY ITIN AC				
FIXED				
PURCHASE				
OCCUPANCY	MAX LOAN AMT	LTV	MIN FICO	DTI
PRIMARY & SECOND HOME	\$1,000,000	75	700	50%
		70	660	
		65	640	
INVESTMENT		70	700	
		65	660	
		60	640	
RATE & TERM AND CASH OUT				
OCCUPANCY	MAX LOAN AMT	LTV	MIN FICO	DTI
PRIMARY & SECOND HOME	\$1,000,000	70	700	50%
		65	660	
		60	640	
INVESTMENT		65	700	
		60	660	
		60	640	

- 1. INCOME DOCUMENTATION: FULL DOCUMENTATION 1 (OR) 2 YEARS W-2S OR TAX RETURNS  
 ALT DOCUMENTATION - 12 (OR) 24 MONTHS PERSONAL (OR) BUSINESS BANK STATEMENTS  
 12 (OR) 24 MONTHS 1099 INCOME AVAILABLE FOR SELF EMPLOYED ONLY  
 P&L ONLY: 12 OR 24 MO MUST BE PREPARED BY A LICENSED TAX PREPARER  
 MIN FICO: 660, MAX LTV: 80% (PURCHASE) & 75% (REFINANCE R/T & CASHOUT)  
 MOST RECENT 3 MONTHS BANK STATEMENTS SUPPORTING THE P&L
- 2. MIN LOAN AMOUNT: \$100,000
- 3. MAX LOAN AMOUNT: \$1,000,000
- 4. MAX CASH-OUT AMOUNT: \$500,000
- 5. CREDIT HISTORY:
 

MORTGAGE HISTORY	0X60X12
FC / SS/ DIL	24 MONTHS
CHAPTER 13	DISCHARGED
CHAPTER 7 &11	24 MONTHS

FTHB WITHOUT SATISFACTORY 12 MOS HOUSING HISTORY LIMITED TO : MAX 43% DTI AND MAX LTV 70%
- 6. MAX DTI: 50%
- 7. OCCUPANCY: PRIMARY, SECOND HOME, AND INVESTMENT
- 8. PROPERTY TYPES: SFR, PUD, 2-4 UNITS, CONDOS, NW CONDOS, CONDOTEL, MANUFACTURED HOME
- 9. PROPERTY TYPE RESTRICTIONS: NON-WARRANTABLE CONDO: -5% LTV FOR FLORIDA PROPERTIES  
 CONDOTEL: -5% LTV FOR FLORIDA PROPERTIES
- 10. MINIMUM TRADELINES: APPLICANTS WITH SCORES FROM 3 REPOSITORIES, ACCEPTABLE WITH NO TRADELINE OVERLAY  
 APPLICANTS WITH 2 OR FEWER SCORES THE FOLLOWING OVERLAYS APPLY:  
 2 TRADELINES & 24 MONTHS HISTORY, ACCEPTABLE WITH NO TRADELINE OVERLAY  
 3 TRADELINES & 12 MONTH HISTORY, ACCEPTABLE WITH NO TRADELINE OVERLAY  
 SCORES & TRADELINES MUST BE REPORTED UNDER THE CORRECT ITIN OR SSN TO MEET REQUIREMENTS
- 11. APPRAISAL: CLEAR CAPITAL AVM OR FIELD REVIEW REQUIRED FOR THE FOLLOWING TRANSACTIONS -
- 12. RESIDUAL INCOME: \$1,500 PLUS AN ADDITIONAL \$150 PER DEPENDENT
- 13. SUBORDINATE FINANCING: NOT PERMITTED
- 14. CITIZENSHIP: US CITIZEN, PERMANENT RESIDENT ALIEN, NON-PERMANENT RESIDENT ALIEN (W/ US CREDIT)  
 ITIN - STANDARD ELIGIBILITY ONLY (NO RECENT EVENT)
- 15. ASSETS: SOURCED OR SEASONED FOR 30 DAYS; GIFT FUNDS ALLOWED- MIN 5% BORROWER CONTRIBUTION
- 16. DECLINING MARKETS: 5% LTV FROM THE FICO/LTV MATRIX
- 17. INELIGIBLE STATES: AK
- 18. RESERVES: STANDARD: 3 MONTHS PITIA
- 19. ESCROW WAIVERS: MIN FICO: 680 (PRIMARY) & 700 (SECOND HOME & INVESTMENT)