



Product Highlights

www.plazahomemortgage.com

- ▶ **DU Refi Plus Retained & LP Relief Refinance up to 125% LTV and unlimited CLTV.** For owner occupied and second home Transactions. LTV up to 105% for investment properties and high balance. Transferred mortgage insurance eligible with some MI company restrictions.
- ▶ **Plaza Elite Jumbo.** Allows for asset depletion. Loan amounts up to \$2,500,000.
- ▶ **FNMA High Balance.** All occupancy type transactions (NOO purchase only).
- ▶ **Freddie Super Conforming.** All occupancy type transactions with higher LTV's than FNMA HB including Cash Out NOO. Blended Ratios allowed with LP findings when using a non-occupant borrower for an owner-occupied purchase.
- ▶ **FNMA Retained.** Allows up to 10 financed properties and delayed financing options.
- ▶ **VA IRRRL.** No appraisal required for Plaza or Wells Fargo serviced loans. LTV up to 125% with appraisal and LTV up to 105% with AVM.
- ▶ **VA Jumbo.** Loan amounts up to \$1,500,000.
- ▶ **FHA Streamline & FHA Streamline High Balance.** No appraisal required. No income or ratio verification.
- ▶ **HUD REO.** \$100 down payment allowed and/or REPAIR escrow up to \$5,000 allowed on HUD REO approved sales contracts.
- ▶ **FHA 203k Streamline.** Finance repairs up to \$35,000, including fees. NO structural repairs or improvements.
- ▶ **USDA Rural Housing.** Purchase, Rate & Term Refinance, Streamline Refinance, and Pilot Program Refinance.
- ▶ **Agency Fixed & ARM.** Blended ratios using LP findings only with a non occupying co buyer.

Minimum Credit Scores:

580: FHA Retained Program

620: Conventional \leq 80% LTV, VA Full Qualify, VA IRRRL, USDA

640: FHA conforming limit purchase and refinance, FHA HB purchase and rate/term, FHA Streamline, FHA 203(k) Streamline

660: FHA High Balance cash out

620 – 740: VA Jumbo (depending on loan amount and product)

Call us today to get started.



Plaza Home Mortgage, Inc. is an Equal Housing Opportunity Lender. This is not a commitment to lend. Information is intended for mortgage professionals only and not intended for public use or distribution. Terms and conditions of programs are subject to change at any time. Refer to Plaza's underwriting and program guidelines for loan specific details and all eligibility requirements. © 2013 Plaza Home Mortgage, Inc. All rights reserved. Company NMLS #2113. Updated 9/2013.