

# BACK TO THE TRADITION

Tradition is not always old  
 Tradition is the **Future** at NMSI  
 Back to the **Traditional** VOE

No 4506T, No Tax Returns, No W-2s, No Paystubs

Salaried borrowers with only a Verification Of Employment form executed by the employer.

PURCHASE & RATE/TERM REFINANCE				CASH-OUT REFINANCE					
Units	Max. Loan Amount	LTV/CLTV/HCLTV	Min. FICO	Units	Max. Loan Amount	LTV/CLTV/HCLTV	Min. FICO	Max. Cash-Out	
PRIMARY RESIDENCE & 2ND HOME				PRIMARY RESIDENCE & 2ND HOME					
1-4 Units	\$750,000	80%	720	1-4 Units	\$750,000	70%	680	Up to Max. L/A	
	\$750,000	75%	640		\$1,000,000	60%	680	Up to Max. L/A	
	\$1,000,000	70%	680			\$2,000,000	55%	680	Up to Max. L/A
	\$3,000,000	65%	680						
INVESTMENT PROPERTY				INVESTMENT PROPERTY					
1-4 Units	\$750,000	70%	680	1-4 Units	\$750,000	65%	680	Up to Max. L/A	
	\$1,000,000	65%	700		\$1,000,000	60%	700	Up to Max. L/A	
	\$3,000,000	55%	700			\$2,000,000	50%	700	Up to Max. L/A

## PROGRAM HIGHLIGHTS

Program code TVOE 30 | TVOE 7/1

- ❖ LTV up to 80% with Max DTI of 49.99%
- ❖ Max Loan Amount up to \$3MM
- ❖ Minimum FICO as Low as 640
- ❖ Investment Gift Allowed with 10% Own Funds

- ❖ Max Cash-Out up to Max Loan Amount
- ❖ Cash-Out can be used Towards Reserve Requirements
- ❖ U/W, Doc, and Funding Turn-Times are Less than 24 Hours

\* Refer to guideline for more details  
 \* Refer to page 8 of rate sheet

