



THE ULTIMATE "DEAL SAVER"!

ZERO DOWN TO \$1,000,000 - STATED - 620 FICO!

> MINIMAL RESERVES & TRADES > LOANS TO \$2.0 MILLION

> INTEREST ONLY - ALL FICOs > Non-Owner 1-4 Combo's!

FULL DOC

Purchase or R/T Refi

PRIMARY RESIDENCE (1-4 Units)					2ND HOME (1 Unit)				NON-OWNER (1-4 Units)			
Max Loan Amount	Max LTV	Max CLTV	Minimum FICO	DTI	Max LTV	Max CLTV	Minimum FICO	DTI	Max LTV	Max CLTV	Minimum FICO	DTI
\$375,000	97% ^{1,2}	97% ^{1,2}	640	50	95%	100%	620	55	90%	90%	620	55
\$500,000	95%	100%	620	55	95%	100%	620	55	90%	100%	620	55
\$650,000	95%	100%	620	50	95%	100%	620	50	90%	100%	660	50
\$1,000,000	90%	100%	620	50	90%	100%	620	50	85%	100%	660	50
									80%	100%	620	55
\$1,500,000	75%	100%	620	50	75%	100%	620	50	75%	100%	620	50
\$2,000,000	75%	80%	600	50	75%	80%	600	50	75%	80%	600	50
	70%	100%	620	55					70%	90%	620	50

Cash Out Refi

PRIMARY RESIDENCE (1-4 Units)					2ND HOME (1 Unit)				NON-OWNER (1-4 Units)			
Max Loan Amount	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	DTI	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	DTI	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	DTI
\$500,000	\$200,000	95% / 100%	620	55	\$200,000	95%/100%	620	55	\$200,000	90%/ 90%	620	55
\$650,000	\$200,000	95% / 100%	620	50	\$200,000	95%/100%	620	50	\$200,000	90%/100%	660	50
\$1,000,000	\$200,000	90% / 100%	620	50	\$200,000	90%/100%	620	50	\$200,000	85%/100%	660	50
	Unlimited	80% / 100%	620	50					Unlimited	80%/100%	620	50
\$1,500,000	Unlimited	75% / 100%	620	50	Unlimited	75%/100%	620	50	Unlimited	75%/100%	620	50
\$2,000,000	Unlimited	75% / 80%	600	50	Unlimited	75% / 80%	600	50	Unlimited	75% / 80%	600	50
	Unlimited	70% / 100%	620	50					Unlimited	70% / 90%	620	50

STATED INCOME & NO RATIO

Purchase or R/T Refi

PRIMARY RESIDENCE (1-4 Units)					2ND HOME (1 Unit)				NON-OWNER (1-4 Units)			
Max Loan Amount	Max LTV	Max CLTV	Minimum FICO	DTI	Max LTV	Max CLTV	Minimum FICO	DTI	Max LTV	Max CLTV	Minimum FICO	DTI
\$500,000	95%	100%	620	55	95%	100%	620	55	90%	90%	620	55
					95%	100%	620	55	90%	100%	660	50
\$650,000	90%	100%	620	50	90%	100%	620	50	80%	100%	620	50
	80%	100%	620	55	80%	100%	620	55				
\$1,000,000	80%	100%	620	50	80%	100%	620	50	75%	100%	620	50
\$1,500,000	75%	100%	620	50	75%	100%	620	50	70%	80%	620	55
\$2,000,000	70%	80%	620	55	70%	80%	620	55	70%	80%	620	55
	65%	100%	620	55					70%	80%	620	55

Cash Out Refi

PRIMARY RESIDENCE (1-4 Units)					2ND HOME (1 Unit)				NON-OWNER (1-4 Units)			
Max Loan Amount	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	DTI	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	DTI	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	DTI
\$500,000	\$200,000	95% / 100%	620	55	\$200,000	95%/100%	620	55	Unlimited	80%/100%	620	50
\$650,000	\$200,000	90% / 100%	620	50	\$200,000	90%/100%	620	50				
		Unlimited	80% / 100%	620	55	Unlimited	80%/100%	620	55	Unlimited	75%/100%	620
\$1,000,000	Unlimited	80% / 100%	620	50	Unlimited	80%/100%	620	50	Unlimited	70% / 80%	620	50
\$1,500,000	Unlimited	75% / 100%	620	50	Unlimited	75%/100%	620	50	Unlimited	70% / 80%	620	50
\$2,000,000	Unlimited	70% / 80%	620	50	Unlimited	70% / 80%	620	50	Unlimited	70% / 80%	620	50

NO INCOME / NO ASSETS (NINA)

Purchase or R/T Refi

PRIMARY RESIDENCE (1-4 Units) ⁴				2ND HOME (1 Unit)			NON-OWNER (1-4 Units) ⁴		
Max Loan Amount	Max LTV	Max CLTV	Minimum FICO	Max LTV	Max CLTV	Minimum FICO	Max LTV	Max CLTV	Minimum FICO
\$500,000	95%	100%	660	95%	100%	660	90%	95%	660
\$650,000	90%	100%	660	80%	95%	620	80%	95%	620
	80%	95%	620						
\$1,000,000	70%	100%	660	70%	100%	660	70%	80%	620
	70%	80%	620						
\$2,000,000	65%	80%	620	NOT ALLOWED			NOT ALLOWED		
	60%	100%	660	NOT ALLOWED			NOT ALLOWED		

Cash Out Refi

PRIMARY RESIDENCE (1-4 Units) ⁴				2ND HOME (1 Unit)			NON-OWNER (1-4 Units) ⁴		
Max Loan Amount	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO	Max Cash Out ³	Maximum LTV/CLTV	Minimum FICO
\$500,000	\$200,000	95% / 100%	660	\$200,000	95%/100%	660	Unlimited	80% / 95%	660
\$650,000	Unlimited	90% / 100%	660	Unlimited	80% / 95%	620	Unlimited	65% / 95%	620
	Unlimited	80% / 95%	620						
\$1,000,000	Unlimited	70% / 100%	660	Unlimited	70%/100%	660	Unlimited	60% / 90%	620
	Unlimited	70% / 80%	620						
\$2,000,000	Unlimited	65% / 80%	620	NOT ALLOWED			NOT ALLOWED		
	Unlimited	60% / 100%	660	NOT ALLOWED			NOT ALLOWED		

1) MI Required 2) Single Family Detached 3) See Underwriting for Cash-Out restrictions if LTV > 80%, if LTV ≤ 80% Cash-out is unlimited 4) 3-4 Units Max CLTV is 95%



PHOENIX FUNDING
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Call Your A.E. Now!
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