



Angel Oak

HOME LOANS

Program Highlights

ANGEL OAK HOME LOANS IS LEADING THE WAY WITH INNOVATIVE PROGRAMS THAT ARE SPECIFICALLY DESIGNED TO DRIVE ADDITIONAL SALES IN TODAY'S COMPETITIVE PURCHASE ENVIRONMENT.



CORE PRODUCTS

- ▶ Conventional
- ▶ Government- VA, FHA and USDA
- ▶ Jumbo - fixed rate, ARMS, interest only
- ▶ Builder extended lock program

CREDIT BUSTER

- ▶ 500-580 minimum credit score
- ▶ Max LTV 90%
- ▶ Max ratios of 31/43 for energy efficient homes 33/45
- ▶ Must be DU approve/eligible
- ▶ Gifts allowed-no DPA or grants allowed
- ▶ Single family and condominiums
- ▶ FHA Program

JUMBO BUSTER

- ▶ Home purchases up to \$762,000 with only 5% down. In high cost areas home purchases up to \$1 Million
- ▶ 95% in house agency second
- ▶ In house underwriting
- ▶ Interest only options available*

INVESTOR CASH FLOW

- ▶ No personal income used to qualify
- ▶ Qualification based on property cash flow
- ▶ 660 minimum creditscore
- ▶ Rates starting in the mid 6's
- ▶ Up to 75% LTV
- ▶ No DTI restrictions – no DTI and does have a property cash flow ratio
- ▶ 2 Years seasoning, foreclosure, short sales, bankruptcy, or deed in lieu
- ▶ Must have housing history, own a primary residence
- ▶ No limit on number of properties financed (5 with AOMS)
- ▶ Loans to \$1 million (minimum \$75,000)
- ▶ Seller concessions to 2%
- ▶ Max cash out \$300K

PORTFOLIO SELECT

- ▶ Loans to \$3 million (minimum \$75,000)
- ▶ 620 minimum credit score
- ▶ Up to 90% LTV (No MI)
- ▶ Interest only program available*
- ▶ Cash out for reserves OK
- ▶ Gift funds allowed
- ▶ 5/1 ARM or 30-year fixed
- ▶ Seller concessions to 6% (2% for investment)
- ▶ 2 years seasoning for foreclosure, short sale, bankruptcy, or deed in lieu
- ▶ Owner-occupied, 2nd homes, investment properties allowed
- ▶ Non-warrantable condos considered
- ▶ No pre-pay penalty for owner-occupied and/or 2nd homes
- ▶ SFRs, townhomes, condos, 2-4 units
- ▶ DTI up to 50% considered
- ▶ 1 year tax return program for self-employed available

BANK STATEMENT

- ▶ No tax returns required
- ▶ 12-24 months personal/ 24 month business bank statement deposits used to qualify**
- ▶ 620 minimum credit score
- ▶ Up to 90% LTV (No MI) allowed on personal and business
- ▶ Loans to \$3 million (minimum \$150,000)
- ▶ Interest only available*
- ▶ 5/1 ARM or 30-year fixed
- ▶ Seller concessions to 6% (2% for investment)
- ▶ 2 Years seasoning for foreclosure, short sale, bankruptcy, deed in lieu
- ▶ Owner-occ, 2nd homes, investment props
- ▶ Non-warrantable condos considered
- ▶ Gift funds allowed
- ▶ No pre-pay penalty for owner-occupied and/or 2nd homes
- ▶ SFRs, townhomes, condos, 2-4 units
- ▶ DTI above 35/43 considered with 660+ credit score

HOMESENSE

- ▶ 1 day out of foreclosure, short sale, bankruptcy, deed in lieu
- ▶ 500 minimum credit score (including jumbo loans)
- ▶ Mortgage lates are OK
- ▶ No active tradelines OK with housing history
- ▶ Loans to \$1 million (over \$1 million case by case)
- ▶ Up to 85% LTV with no MI
- ▶ 100% gift funds allowed
- ▶ 5/1 ARM or 30-year fixed
- ▶ seller concessions to 6% (2% for investment)
- ▶ DTI up to 50% considered
- ▶ Owner-occupied, 2nd homes, investment properties
- ▶ Non-warrantable condos considered
- ▶ No pre-pay penalty for owner-occupied and/or 2nd homes
- ▶ SFRs, townhomes, condos, 2-4 units
- ▶ Up to 100% investor concentration allowed

FOREIGN NATIONAL

- ▶ Up to 75% LTV
- ▶ Loan amounts up to \$750,000
- ▶ No SSN or ITIN required
- ▶ Single-family residence, including townhomes and condos
- ▶ Foreign nationals only (no diplomatic immunity)
- ▶ Purchase and Refinance available, C/O allowed
- ▶ Non-US credit accepted
- ▶ Self-employed: Minimum 2 years verified by CPA in country of origin with income verification

*Interest-only options will not be available in all states. Please contact your LMA for more details.

** Verification of expense ratio required from CPA

First Name Last Name

Title | NMLS

Additional Licensing Information

Tel#: | Optional Additional Tel#:

Email:

Inquire online:



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