

AMERICAN FIRST FINANCIAL, INC.

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UNDERWRITING MATRIX

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OWNER OCCUPIED AND SECOND HOME						NON – OWNER OCCUPIED			
FULL DOC		* STATED (MIN. 600 SCORE) LIMITED STATES		NO DOC		FULL DOC (MIN. 680 SCORE)		* STATED (MIN. 600 SCORE) LIMITED STATES	
<u>PURCHASE OR RATE & TERM</u>	<u>CASH OUT</u>	<u>PURCHASE OR RATE & TERM</u>	<u>CASH OUT</u>			<u>PURCHASE OR RATE & TERM</u>	<u>CASH OUT</u>	<u>PURCHASE OR RATE & TERM</u>	<u>CASH OUT</u>
A <u>Above 620 Score</u> * 95%-\$420,000 90%-\$420,000 80%-\$650,000 80%-\$1,500,000 75%-\$2,500,000 * 700 SCORE	80%-\$1,500,000 70%-\$2,000,000	70%-\$150,000	70%-\$150,000	N/A	N/A	80%-\$650,000 * 75%-\$1,000,000 * 75%- \$1,500,000 * SECOND HOME	75%-\$425,000	70%-\$150,000	70%-\$150,000
B <u>580 - 620 Score</u> 80%-\$420,000 75%-\$750,000	80%-\$420,000	70%-\$150,000	70%-\$150,000	N/A	N/A	N/A	N/A	70%-\$150,000	70%-\$150,000

* FOR LARGER LOANS USE 12 MONTHS PERSONAL BANK STATEMENTS

ALL PRODUCTS LISTED ABOVE FOR SFR, CONDOS AND 2-4 UNITS

WE NOW DO MANUFACTURED HOMES. CALL FOR DETAILS

● 95% CLTV MOST LOANS ● LEASE OPTION CASH OUT REFI, USING APPRAISED VALUE ● NO SELLER SEASONING REQUIRED, CASE BY CASE. ● NO SEASONING REQUIRED TO USE APPRAISED VALUE FOR REFIS, CASE BY CASE ● PRIVATE VOR OR VOM OK ● DTI MAXIMUMS: < 90 LTV = 50%, WITH 6 MOS. PITI, > 90 LTV = 45%, CASE BY CASE ● RURAL OK ● NO LIMIT ON CASH BACK TO BORROWER, (BASED ON CREDIT GRADE AND LTV) ● MINIMUM LOAN SIZE \$75,000 ALL PROGRAMS ● UNLIMITED CASH OUT ● NO TRADELINES NEEDED WITH SCORES ABOVE 600 ● SECONDARY FINANCING OK ●

ALL GUIDELINES NOT AVAILABLE IN ALL STATES. CALL FOR SPECIFIC STATE INFORMATION.