



Foreign National

Effective Date:
03/10/2021

Business Purpose - Outside of Dodd Frank

DSCR > 100%	Max LTV	Maximum Loan Amount	Reserves
	Purch / R & T		
	70%	≤ \$1,500,000	12
	65%	≤ \$2,000,000	12
	60%	≤ \$2,500,000	12

No Ratio	Max LTV	Maximum Loan Amount	Reserves
	Purch / R & T		
	70%	≤ \$1,500,000	12
	65%	≤ \$2,000,000	12
	60%	≤ \$2,500,000	12

Products			
5/6 ARM	7/6 ARM	10/6 ARM	30 Yr Fixed
5/6 ARM IO	7/6 ARM IO	10/6 ARM IO	30 Year Fixed IO
I/O feature available for fixed period of ARM or 10 years on 30 Yr Fixed Rate Product			
ARM Margins & Caps			
5/6 ARM	Margin: 6.0	Caps 2/2/5	
7/6 ARM	Margin: 6.0	Caps 5/2/5	
10/6 ARM	Margin: 6.0	Caps 5/2/5	
Index = 30 Day Avg SOFR, Floor = Margin			

Additional Program Requirements

Appraisal Requirements	Loan amounts over \$1,500,000 automatically require two appraisals. Every appraisal requires a Desk Review. Properties with a condition rating of C5 or C6 or a quality rating of Q6 are not acceptable.
Assets	All assets for down payment, closing costs, reserves, etc. must be sourced and seasoned minimum of 60 days in a US banking institution. Gift funds are not allowed.
Cash Out	Not allowed
Certification	Borrowers must execute Certificate of Non-Owner Occupied and Certificate of Business Purpose at time of application.
Compliance	Escrows not required for taxes and insurance unless required by state law • Fully documented ability-to-repay • Compliance with all applicable federal and state regulations • No section 32 or state high cost • Total borrower paid points and fees must be less than 5%
Credit	One (1) traditional or non-traditional credit line or reference required (i.e. bank reference, attorney reference, housing reference, etc.). Reference must be converted to English.
DSCR	DSCR = Gross Rental Income / PITIA; Gross income = lesser of estimated market rent from Form 1007 or lease in place.
Eligible Borrowers	A Foreign National is a non-resident alien who is not authorized to live or work in the U.S. or holds a Visa that is indicative of a more temporary residency than those required to meet Non-Permanent Resident Alien requirements. In order to be eligible for this program, the borrower must be a resident of another country. The property is not intended for use as a primary residence. Diplomatic Immunity and borrowers from OFAC sanctioned countries are not eligible. http://sanctionssearch.ofac.treas.gov/
Geographic Restrictions	Available in AZ, CA, CO, District of Columbia, FL, GA, MD, NM, OR, TX, UT, VA and WA- Texas 50(a)(6) loans not allowed
Occupancy	Investment Properties
Minimum Loan Amount	\$150,000
Max Financed Properties	Maximum 10 financed properties including subject property.
Power of Attorney	Not allowed
Prepayment Penalty	Investment Only: 6 months interest of 80% of the amount prepaid (Standard Term = 3 yrs.); Not allowed in MD or NM.
Property Types	SFR, PUD, Townhome, Condominium, 2-4 Units. Non-Warrantable Condos and Manufactured Homes are not eligible. Leasehold land allowed subject to Fannie Mae requirements.
Qualifying Rate	Fixed = Note Rate; ARM: 5/1 = Greater of Note Rate or Fully Indexed Rate; 7/1 & 10/1 = Note Rate
Seller Concessions	Up to 9% towards closing for Second Homes; up to 2% toward closing for Investment Properties.
Gift Funds	Not allowed
Subordinate Financing	Not allowed

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