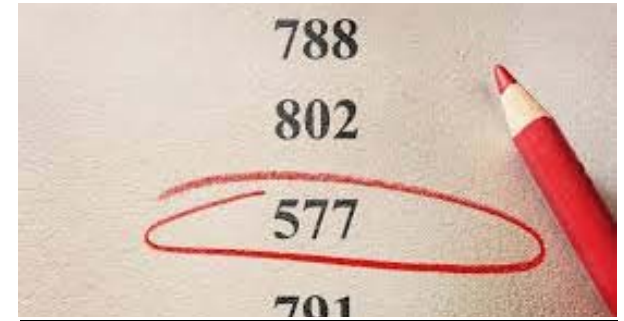


# "Think Outside the Box"

Looking for a mortgage loan that can help you get your client financed without worrying about fitting them into the "BOX"?  
Check out these great home loan programs that help provide financing for unique situations!



## Outside of Dodd-Frank

- ◆ No Reserves
- ◆ \$1,000,000 loan amounts
- ◆ Interest Only Payment Available
- ◆ No Pre Payment Penalties
- ◆ Up to 75% LTV
- ◆ State Income for 1-4 unit properties
  - Investment
  - Business Purpose O/O
  - Foreign Nationals
  - Cross Collateralization
  - Fix & Flip

## Alt-A

- ◆ 90% LTV with ONLY 24 months seasoning from
  - Foreclosure
  - Short Sale
  - Bankruptcy
- ◆ No 4506T
- ◆ Interest Only for Self Employed Borrowers
- ◆ Bank Statements used for Income
- ◆ \$3,000,000 loan amounts

## Non-Prime

- ◆ FICO as low as 500
- ◆ Up to 90% LTV No MI
- ◆ No Foreclosure, Short Sale or BK Seasoning
- ◆ Two years from Short Sale to 90% LTV
- ◆ One year from Short Sale to 85% LTV
- ◆ \$3,000,000 loan amounts
- ◆ 50% DTI
- ◆ Bank Statements for Income to 90% LTV
- ◆ No Reserves, No Pre Payment Penalties

Call us to discuss your mortgage loan financing options!

**Toll Free 888.419.8545**

Visit us online at [www.MortgageDuck.com](http://www.MortgageDuck.com)

**Hablamos  
Español!**



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