



Medical Provider Program

Up to 100% Financing with No Mortgage Insurance

Eligible Mortgages	<ul style="list-style-type: none">• TPO Doctor Program 30 yr.• TPO Doctor Program 15 yr.
Pricing	<ul style="list-style-type: none">• Lender Paid Broker Compensation limited to 1.0%• .5 point LLPA for Cash-out
Funding Fee	<ul style="list-style-type: none">• \$1,175.00
Rate Locks	<ul style="list-style-type: none">• 60 Day
Loan Purpose	<ul style="list-style-type: none">• Purchase• No Cash-Out Refinance (Rate & Term)• Cash-Out Refinance
Maximum Loan Amount	<p>Doctors, Residents, Fellows:</p> <ul style="list-style-type: none">◦ Medical, Dental, Eye, Pharmacist, Physical Therapist, Veterinarian, Psychiatrist, Psychologist, Anesthesiologist, Licensed Professional Clinical Counselor, Occupational Therapist <ul style="list-style-type: none">• \$0.00 to \$850,000.00 Max LTV 100% NO MI• \$850,001.00 to \$1,000,000 Max LTV 95% NO MI• \$1,000,001.00 to \$2,000,000.00 Max LTV 90% NO MI <p>Nurses: APRN, NP, CRNA, CNM, CNS, PA</p> <ul style="list-style-type: none">• \$850,000.00 Max LTV 100% NO MI <p>NOTE: Traveling Doctors and Nurses not allowed.</p>
Eligible States	<ul style="list-style-type: none">• VT, NH, ME
Eligible Property Types	<ul style="list-style-type: none">• Primary Residence<ul style="list-style-type: none">◦ 1-2 Unit, PUD, Warrantable Condo• Second Home• 1 Unit, PUD, Warrantable Condo
Ineligible Property Types	<ul style="list-style-type: none">• Investment Properties• Manufactured Homes• Mixed-Use Properties<ul style="list-style-type: none">◦ Non-Warrantable Condos
LTV Limits: Purchase	<ul style="list-style-type: none">• Primary Residence - - 100% LTV & CLTV<ul style="list-style-type: none">◦ First Time Homebuyers◦ Job Relocation (Moving from out of state or moving from an area in the state that is outside of typical work commute)• Primary Residence - - 95% LTV & CLTV<ul style="list-style-type: none">◦ Next home purchase• Second Home - - 85% LTV & CLTV

LTV Limits: Refinance Rate & Term / Cash-Out	<ul style="list-style-type: none"> • 1-2 Unit Primary - - 85% LTV & CLTV
Maximum DTI	<ul style="list-style-type: none"> • 45% All student loan repayment must be included • If no payment is on credit report we will use .50% of current balance
Credit Score	<ul style="list-style-type: none"> • 675 Minimum
Underwriting	<ul style="list-style-type: none"> • All loans must be underwritten to <u>Freddie Mac</u> guidelines in accordance with AUS feedback. • AUS Approve/Ineligible allowed for loan amount and/or LTV. • Manual underwrites and alternative credit may be considered per Freddie Mac guidelines. • Homebuyer education required for first time homebuyers • Student loans payments follow Freddie Mac Guidelines • Documentation to support position must be obtained: <ul style="list-style-type: none"> ○ Work Contract ○ State Medical License (A screen shot from the State Professional Look Up websites are acceptable): <ul style="list-style-type: none"> ▪ https://sos.vermont.gov/opr/find-a-professional • https://www.oplc.nh.gov/license-lookup
Mortgage Insurance	<ul style="list-style-type: none"> ▪ No Mortgage Insurance required on any loan over 80% LTV
Reserves	<ul style="list-style-type: none"> • Primary Residence - No reserve requirement • Second Home - Per AUS
Borrower Contribution	<ul style="list-style-type: none"> • None required. • Gift funds are allowed per AUS
Secondary Financing	<ul style="list-style-type: none"> • Must meet AUS Guidelines
Appraisal	<ul style="list-style-type: none"> • Full appraisal required (PIW not allowed) • Only one appraisal required.
Escrows	<ul style="list-style-type: none"> • Escrow for taxes and insurance are optional unless flood insurance is required
QM/ATR Path	<ul style="list-style-type: none"> • All loans must be General QM with Safe Harbor • High Priced Mortgage Loans (HPML) NOT Permitted