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ASSET DEPLETION / ASSET QUALIFIER PROGRAM

Borrowers with great credit, but no steady monthly income, may be able to use their assets to qualify for a mortgage. Compared to asset depletion, LendSure's Asset Qualifier program essentially doubles the qualifying monthly income, since the draw period is only 5 years (qualifying assets / 60 months).

Example: Jane Smith, Semi-Retired

Asset Type	Amount	Percentage Used	Qualifying Amount
Cash and Cash Equivalents	\$525,000	100%	\$525,000
Stocks and Bonds	\$250,000	80%	\$200,000
Retirement Account	\$450,000	70%	\$315,000
Total Qualifying Assets			\$1,040,000

\$1,040,000 assets / 60 months = \$17,000 monthly income allowance

- ▶ Loan amount is up to 75% of assets
- ▶ Primary Residence:
 - Up to 90% LTV for Purchase and 80% LTV for R/T Refinances
 - Up to 70% LTV for Cash-Out Refinances
- ▶ Investment Properties and Second homes:
 - Up to 75% LTV for Purchase and 70% LTV for R/T Refinances
 - Up to 65% LTV for Cash-Out Refinances
- ▶ Borrower must have no mortgage delinquency in the last 3 years

Our knowledgeable Account Executives are experts in Non-QM loans and will help you find solutions for your borrowers so you can close more deals each month. Contact your LendSure Account Executive to talk through your borrower's loan scenario.

