

Foreign National

Income Verification

DTI:

- Self-Employed: Letter from Accountant or Auditor stating last 2 years' and YTD Income.
- Salaried: Letter from Employer stating current annual compensation.
- Up to 50% DTI
- Subject property does not need positive cash flow
- No Tax Returns or Audited Financials Required

DSCR:

- Qualify using subject property income ONLY
- Minimum 1.00x DSCR
- No statement or verification of income or employment required!
- Not a bank statement program.

Asset Verification

- 1 Month bank statement (covering at least 30 days)
- All funds to close must be wired in a U.S. bank prior to closing. Seasoning of funds is not required.
- 100% Gifts for down payment closing costs, reserves⁵
- Cash-out proceeds may be used towards reserves

Other Program Highlights

- True Foreign Nationals only. Borrower cannot live or work in the US
- Borrowers must have valid passport and Visa (if applicable). ITINs accepted.
- U.S. based Corporations and LLCs accepted.
- Purchase & Rate/Term Refinance up to 70% LTV
- Cash-out refinance up to 60% LTV, unlimited cash-out funds
- 1-4 Units, condos, PUDs
- Loan amounts up to \$3,000,000
- No credit or reference letters required
- Various loan terms available
- Interest only option available



First and Last Name

Position/Title

NMLS ID: NMLS ID#

C: Cell Phone

email@quonticbank.com

QUONTIC WHOLESALE



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Lite Doc Owner-Occupied

Income Verification

- Self-Employed: 12-Month CPA/Tax Prepared P&L
- Salaried: Quontic VOE³ with Current Income ONLY
- No Tax Returns or W2s required. Not a Bank Statement Program.
- Up to 50% DTI

Asset Verification

- 1 Month Bank Statement (covering at least 30 days)
- 100% Gifts Allowed for Down Payment, Closing Costs, Reserves⁵
- Cash-Out Proceeds May Be Used Towards Reserves

Other Program Highlights

- Purchase & Rate/Term Refinance up to 80% LTV
- Cash-Out Refinance up to 75% LTV
- 1-4 Units, Condos, Coops, PUDs
- Second Homes Allowed
- Minimum 660 FICO
- Loan Amounts up to \$3,000,000
- Various loan terms available
- Interest-Only Option Available

Lite Doc Investor Owned

Income Verification

- Self-Employed: 12-month accountant-prepared P&L
- Salaried: Quontic VOE₁ of Current Income Only
- No Tax Returns or W2s required. Not a Bank Statement Program.
- Subject Property Does Not Need Positive Cash Flow
- Up to 50% DTI

Asset Verification

- 1 Month Bank Statement (covering at least 30 days)
- 100% Gifts Allowed for Down Payment, Closing Costs, Reserves⁵
- Cash-Out Proceeds May Be Used Towards Reserves

Other Program Highlights

- Purchase & Rate/Term Refinance up to 75% LTV
- Cash-Out Refinance up to 70% LTV, Unlimited
- Cash-Out Funds
- 1-4 Units, Condos, PUDs
- Loan Amounts up to \$3,000,000
- Minimum 660 FICO
- Various loan terms available
- Interest-Only Option Available
- Corporations and LLCs Accepted
- First Time Home Buyers Eligible

No Ratio (DSCR) Investor Owned

Income Verification

- Qualify Using Subject Property Income ONLY
- Minimum 1.00x DSCR
- No DTI⁴ or Global Calculated
- No Tax Returns or W2s required. Not a Bank Statement Program.
- No Statement of Employment or Income required

Asset Verification

- 1 Month Bank Statement (covering at least 30 days)
- 100% Gifts Allowed for Down Payment, Closing Costs, Reserves⁵
- Cash-Out Proceeds May Be Used Towards Reserves

Other Program Highlights

- Purchase & Rate/Term Refinance up to 75% LTV
- Cash-Out Refinance up to 70% LTV, Unlimited
- Cash-Out Funds
- 1-4 Units, Condos, PUDs
- Loan Amounts up to \$3,000,000
- Minimum 660 FICO
- 5/6 ARM³, 7/6 ARM³, 15- or 30-Year Fixed Interest-Only Option Available on All Loan Terms Except 15-Year Fixed
- Corporations and LLCs Accepted
- First Time Home Buyers Eligible

This information is provided for the benefit of Mortgage Professionals and not intended for Consumers or the general public.

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¹Principal, interest, taxes & insurance. ²Verification of employment. ³Adjustable-rate mortgage. ⁴Debt-To-Income. ⁵Reserve Requirements Subject to Loan Amount. Disclosure: All lending products are subject to credit & property approval. Rates, program terms & conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions & limitations apply. Information is accurate & effective as of March 2023 & is subject to change without notice. Quontic name & logo are registered trademarks. © 2023 Quontic. All rights reserved.

