



NONI – Non Owner No Income Loans



What is a NONI Loan? The NONI is a simple, innovative business purpose loan program available at theLender. It is designed for business purposes for 1-4 unit commercial mortgage loans and is the result of four years and over \$5 billion in NonQM submission research and development. We're here to help you add this incredible product to your business line.

Program Highlights

- As little as 0 months reserves (Use property cashflow to qualify)
- FICOS As Low As 620
- No LTV Restrictions on 2-4 units
- 80% LTV on Purchase (700 FICO)
- 75% LTV R/T REFI (700 FICO)
- 75% LTV C/O REFI (700 FICO)
- 40 Year Fully Amortized Term

theNONI Allows Foreign Nationals

- [Foreign National Matrix](#)
- Investment Properties only
- 75% MAX LTV – Purchase
- 65% MAX LTV – Rate and Term Refi
- 65% MAX LTV – Cash out Refi
- Up to \$1,500,000 loan amounts
- No Income, No Job, No US Credit Required
- First Time Home Buyers Allowed, First Time Investors Allowed

NONI 65

- [NONI65 Matrix](#)
- No Min Tradeline requirements (MTG Only credit report with score allowed)
- No STR experience required to use STR rental income
- No Restrictions on Nursing/Assisted Living homes
- No Reserves required
- Credit Event Seasoning only 24 months
- No Restrictions on Unleased Property
- Housing lates up to 0x60x12
- No restrictions on gift funds
- Condotels allowed

NONI Purchase & R/T

- Going to 80% LTV on Purchase (min 700)
- Going to 75% LTV on R/T Transactions (min 700)
- Going to 75% LTV on Purchase (min 660+)
- Going to 70% LTV on R/T Transactions (min 660+)

NONI Cash Out

- Going to 75% LTV on Cash Out Transactions (min 700)
- Going to 70% LTV on Cash Out Transactions (min 660+)

Across the Board Expansion

- Increased max loans amounts across the board (Max \$3.5mm)

- Now allowing 1x30x12
- Short Term Rental – NOW only need 1 yearc experience
- Business funds now OK with 25% ownership

NONI Toolbox

- [ACH Form](#)
- [Business Purpose Broker Package](#)
- [Business Purpose Cash Out Letter](#)
- [Business Purpose Doc Request](#)
- [Business Purpose Loan Sign Up](#)
- [Business Purpose Matrix](#)
- [Business Purpose Submission Form](#)
- [Commercial Loan Application](#)
- [Disclosure Certification and Acknowledgement](#)
- [NONI Calculator](#)
- [NONI Checklist](#)
- [NONI Fact Sheet](#)
- [NONI Prequalification Checklist](#)

Download the whole NONI Submission Package

- [HERE](#)

CEMA Information

- [AGMB – CEMA Refinance Closing Process](#)
- [Annunziata & Asllani, LLP – CEMA Refinance Closing Process](#)
- [DEUTSCH & SCHNEIDER, LLP](#)
- [Rosenberg Law Group PLLC – CEMA Refinance Closing Process](#)

If you have more questions or need more information regarding theNONI mortgage loan, please email us at: TeachMeToNONI@theLender.com

About Us

Created by a group of proven industry leaders who recently founded one of the largest and fastest growing Wholesale mortgage companies in the USA, theLender was created to make a difference.

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