

Foreign
National
Guidelines
(Wholesale Program)

Foreign National (Wholesale)

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| Borrower Type | * Foreign National | * Foreign Investor |
| Loan Amount | * Min: \$100K Max: \$5M * | |
| Residency | * Lives in the United States | * Lives outside of the United States |
| LTV | * <\$1M - 75% LTV on 1-5+ Units * <\$1M - 70% LTV on Commercial * >\$1M - 70% LTV on everything | * 65% LTV on everything |
| Credit | * Must have US Credit Scores * 650 minimum FICO | * US Credit is NOT needed |
| Identification | * Must provide valid Visa or Green card | * Eligible with proof of US Bank account |
| Eligible Properties | * SFR, condos, Townhomes, 2-4 units, 5-100+ units, mixed-use, auto shops, retail buildings, day care centers, office buildings, warehouse, donut shops, coffee shops, hotels & motels with long-term rentals, light industrial & self-storage. | |
| Ineligible Properties | * Manufactured homes, Co-Ops, gas stations, bars, restaurants, hospitality, dry cleaners & churches. | |
| Prepayment Penalty | * 5-year declining prepay: 5%, 4%, 3%, 2%, 1% except no prepay states. | |
| Appraisal | * PhoneOps must order appraisal. No outside appraisal reports are accepted; it would be used as a review only. | |
| Lending States | * Nationwide except: AZ, CA, ID, MN, ND, SD, NV, OR, UT, VT. | |