

# THE CELLA SUITE

Financing flexibility for homebuyers

### **PROGRAM INFO:**

The Cella Suite offers a wide variety of product solutions for borrowers with higher debt ratios, difficult to verify income, recent derogatory events and much more.

- Fully amortizing and Interest Only ARMs available
- \$50,000 minimum loan amount

- Non-Warrantable Condos
- LLC Vesting allowed

#### **CELLA SUITE FEATURES:**

#### **Prime Non-QM**

For full document borrowers with higher debt ratios or the use of gift funds:

- · Purchase, Rate/Term and Cash out
- Self-Employment: Considered with < 2yr history</li>
- · Non-Warrantable Condos: Acceptable
- Gift Funds: 100% of the down payment can be a gift (primary)
- Blind Trust and LLC Vesting: Allowed

## CONTACT US TODAY FOR MORE INFORMATION!



Ted Gehrke
Mortgage Director
602-881-1414
NMLS-240314 / AZ LO-0911736
ted@turboloans.com

www.turboloans.com

#### **Alternative Doc**

For borrowers with difficult to verify income:

- Asset Income 12 months verified assets divided by 84 months
- · Bank Statement Income 12 months cash flow analyzed
- One Year Tax Return Income calculated from the most recent tax return
- First time homebuyers allowed with additional restrictions
- 47% DTI

#### **Expanded**

For borrowers with recent major derogatory credit:

- · 660 minimum credit score
- · One major derogatory event allowed
- · Two year bankruptcy seasoning
- · One day Foreclosure or Short Sale seasoning
- 45% DTI

©2018 Finance of America Mortgage LLC is licensed nationwide | 📵 | NMLS ID #1071 (www.nmlsconsumeraccess.org) | 300 Welsh Road, Building 5, Horsham, PA 19044 | (800) 355-5626 | AZ Mortgage Banker License #0910184 | Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act | Georgia Residential Mortgage Licensee #15499 | Illinois Residential Mortgage Licensee | Kansas Licensed Mortgage Company | Licensed by the N.J. Department of Banking and Insurance | Licensed Mortgage Banker — NYS Banking Department | Rhode Island Licensed Lender. Some products may not be available in all states. Credit and collateral subject to approval. THIS INFORMATION IS INTENDED FOR MORTGAGE PROFESSIONALS ONLY AND IS NOT AN ADVERTISEMENT TO EXTEND CREDIT. ALL RATES AND PROGRAMS SUBJECT TO CHANGE WITHOUT NOTICE.