BluePoint MORTGAGE

iTIN PREMIER

ITIN PREMIER - 30 Day Pricing						
25 and 30 Year Pricing						
Credit / LTV	**≤ 60%**	**60.01% – 65%**	**65.01% – 70%**	**70.01% – 75%**	**75.01% – 80%***	**80.01% – 85%***
740 - Plus	7.625%	7.875%	8.000%	8.250%	8.375%	8.750%
720 - 739	7.750%	8.000%	8.125%	8.375%	8.625%	9.000%
700 - 719	8.000%	8.125%	8.250%	8.500%	8.750%	9.125%
690 - 699	8.375%	8.500%	8.750%	8.875%	9.125%	N/A
680 - 689	8.375%	8.500%	8.750%	8.875%	9.125%	N/A
***Availability subject to state high-cost restrictions*						

Loan to Value Parameters	
LTV Parameters	LTV Limits
$125,000 - $1,200,000	Max 85%
$1,200,001 - $2,000,000	Max 75%
$2,000,001 - $3,000,000	Max 70%
2nd Home	Max 85%
Non-Owner	Not Allowed
Condo, Townhome or Attached PUD	Max 80%
Any Gift Funds	Max 80%
> 80% *Property condition of C3 or better	
Floor Rate After Adjustments	7.250%
All Adjustments are to Rate	

Credit
No bankruptcy, foreclosure, or short sale within 4 years. (4)

Loan Size	
$125,000 - $1,200,000	0.000
$1,200,001 - $3,000,000	0.300

Property Types	
Owner Occupied Detached: SFR, Condo, or PUD	-0.500
2nd Home (detached)	-0.500
Attached: Condo, Townhome, or PUD	0.000
Florida attached: Condo, Town Home, or PUD	0.500
Hi-Rise Properties, Non-Owner Occupied, Multi-Family (2-4 units), Mobile/Manufactured	Not Allowed
Other	
Full-Doc/1099	0.000
Profit and Loss	0.250
Cash Out Refi	0.500
All adjustments are applied to the rate.	

Program Notes	
Terms Available	Fixed Rate 25 and 30 Year Terms
Maximum Number of Financed Properties	8 Financed Properties
ITIN Documentation	a. ITIN must be assigned prior to application b. verification of unexpired ITIN from IRS confirming ITIN is the borrowers. c. Unexpired passport, visa or Gov ID.
Debt to Income	• **Up to 60%** – Available in most states (California and New Jersey excluded) • **Up to 55%** – Allowed in California and New Jersey ○ **Up to 60%** with compensating factors
Prepayment Penalties	Not Allowed
WA State	Not Available

Cash Out Refinance Max LTV	
$125,000 - $1,200,000	Max 80%
$1,200,001 - $2,000,000	Max 75%
$2,000,001 - $3,000,000	Max 70%
Texas Cash Out	Not Allowed

Miscellaneous
Underwriting Fee: $2,195
Loan Size: $125,000 to $3,000,000
Price: Borrower Paid Only, No In House or Third-Party Processing Fee
Tradelines: No Requirements
Loan cannot be locked until loan is fully approved.
No Reserves
Non-Occupant Co-Borrowers Allowed
Negative Cash Flow: Purchase only, owner-occupied SFR only; not eligible on refis, condos, or 2-4 units