

PLATINUM

2 or 1 Year Tax Returns • Bank Statements • 1099 • P&L • Asset Utilization

	Primary Residences	
	Purchase & Rate/Term (1-3 Units)	
Credit Score	Loan Amount	Max LTV/CLTV
720	\$1.0MM	90% ^{1,2,5} (Purchase Only)
680	\$2.0MM	85% ^{3,5} (Purchase Only)
660	\$2.0MM	
680	\$2.5MM	80%
700	\$3.0MM	_
720	\$3.0MM	70%
	Cash-Out (1-3 Units)	
Credit Score	Loan Amount	Max LTV/CLTV
700	\$1.5MM	80%
720	\$2.0MM	80%
660	\$1.5MM	75%
700	\$2.0MM	75%
720	\$2.5MM	75%
660	\$2.0MM	70%
700	\$2.5MM	70%
720	\$3.0MM	70%
	2 nd Homes	
	Purchase & Rate/Term	
Credit Score	Loan Amount	Max LTV/CLTV
680	\$1.0MM	85% ^{3,5} (Purchase Only)
720	\$1.5MM	85% ^{3,5} (Purchase Only)
660	\$1.0MM	80%
680	\$2.0MM	80%
700	\$2.5MM	80%
660	\$1.5MM	75%
680	\$2.5MM	75%
	Cash Out	
Credit Score	Loan Amount	Max LTV/CLTV
680	\$1.5MM	75%
720	\$2.0MM	75%
660	\$1.5MM	70%
680	\$2.0MM	70%
720	\$2.5MM	70%
660	\$2.0MM	65%

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		Investm	ients		
		Purchase & I	Rate/Term		
Credit Score		Loan An	nount	Max LTV/CLTV	
660		\$1.5N	1M	80% (Purchase Only)	
680		\$2.0M		80% (Purchase Only)	
700		\$2.5M	M ⁴	80% (Purchase Only)	
660		\$2.0M	M ⁴	75%	
		Cash	Out		
Credit Score	Loan A		nount	Max LTV/CLTV	
680	\$1.5		1M	75%	
660		\$2.0M	M^4	70%	
720		\$2.5M	M ⁴	70%	
 40-Yr. IO not permitted Loans \$2MM+ allowed Exception: SFR and P&L: Max LTV 80% Put 	 200K, IO not permitted, no FTHBs ermitted allowed for 2-4 units only SFR and 2-4 units allowed in CA only 80% Purchase Rate/Term, Max LTV 70% Cash Out Asset Utilization Primary/2nd home – Max LTV/CLTV 80% Investment – Max LTV/CLTV 65% Cash out – max LTV/CLTV 60% 				
		Program O	verview		
Housing History	0x30x12				
Credit Event Seasoning		/NOD/Mod: 48+ Mo			
Occupancy	Owner Occupi	ed, 2 nd Home, Inves	tment		
Product Types	5/6 ARM, 30-Yr. Fixed, 40-Yr. Fixed (IO)				
Interest Only	 30-Yr. and 40-Yr. term available (Fixed or ARM); 10 Yr. IO period 40-Yr. IO: Max LTV/CLTV 80% 30-Yr. IO: Max LTV/CLTV 85% Min FICO 700 Purchase: Max LTV/CLTV 85% Refinance: Max LTV/CLTV 80% 				
Loan Amounts	 Min: \$125K LTV/CLTV > 85%: Min loan amount \$200K Max: \$3.0MM Max \$2.0MM for non-California 2-4 unit investments 				
Loan Purpose	Purchase, Rat	e/Term, and Cash C	Dut		
First-Time Home Buyer	 Max LTV/CLTV 85% Interest-only ineligible 				
Property Type	-	lo: Max LTV/CLTV 8 nits eligible as inves	5% tment properties only	/	
Cash Out	Max cash-in-hand: • LTV/CLTV >70%: \$1MM • LTV/CLTV ≤ 70%: Unlimited				
Appraisals	 2nd appraisal required for: Loan amounts ≥ \$2.0M and LTV/CLTV > 65% HPML property flips 				

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Program overview Rural Property Investment properties not permitted. Max LTV/CLTV 75% 2nd home: Max LTV/CLTV 70% Pull • Wage/Salary: 2-Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE, or 1099 Self-employed: 2-Yrs. Tax Returns (Business, Personal), YTD P&L, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, or 1099 Statements • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, or 1099 Statements • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, or 1099 Income Alt Doc • Personal: 12-month Bank • Personal: 12-month sconsecutive Basiness: Expense Ratio (3rd Party) • Personal: 12-month sconsecutive
Rural Property • Max LTV/CLTV 75% • 2 nd home: Max LTV/CLTV 70% Full • Wage/Salary: 2-Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE, or 1099 • Self-employed: 2-Yrs. Tax Returns (Business, Personal), YTD P&L, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 Lesser of: 1. \$11MM in qualified assets OR 2. 1.25x loan amount, but never less than \$450K • Max LTV/CLTV 80% Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% • Personal: 12-months consecutive Bank • Business: Expense Ratio (Fixed) Or Experse Ratio (3 rd
• 2 nd home: Max LTV/CLTV 70% Full • Wage/Salary: 2-Yrs. W2s or 1040 Tax Returns, YTD Paystub, VVOE, or 1099 • Self-employed: 2-Yrs. Tax Returns (Business, Personal), YTD P&L, or 1099 • Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Lesser of: 1. \$1MM in qualified assets OR 2. 1.25x loan amount, but never less than \$450K • Max LTV/CLTV 80% • Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% • Personal: 12-month Bank • Personal: 12-month sconsecutive • Business: Expense Ratio (Fixed) or Expense Patio (3 rd Parth)
Income Full Doc • Self-employed: 2-Yrs. Tax Returns (Business, Personal), YTD P&L, or 1099 Income Full Doc • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Lesser of: • 1. \$1MM in qualified assets OR • 1. \$1MM in qualified assets OR • 1. \$1MM in qualified assets OR • 1. \$100 • Max LTV/CLTV 80% • Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% • 12-month • Business: Expense Ratio (Fixed) • or Expense Ratio (3rd Party)
Income Full Doc • Self-employed: 2-Yrs. Tax Returns (Business, Personal), YTD P&L, or 1099 Income Full Doc • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 • Lesser of: • 1. \$1MM in qualified assets OR • 1. \$1MM in qualified assets OR • 1. \$1MM in qualified assets OR • 1. \$100 • Max LTV/CLTV 80% • Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% • 12-month • Business: Expense Ratio (Fixed) • or Expense Ratio (3rd Party)
Income Full Doc Streamlined • 1-Yr. W2s or 1040 Tax Returns, W2 Transcripts, YTD Paystub, VVOE, or 1099 • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 Lesser of: 1. \$1MM in qualified assets OR 2. 1.25x loan amount, but never less than \$450K • Max LTV/CLTV 80% • Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% • Personal: 12-month Bank Statements
Income Full Doc • Self-employed: 1-Yr. Tax Return (Business, Personal), YTD P&L, or 1099 Asset Lesser of: Utilization 1. \$1MM in qualified assets OR 2. 1.25x loan amount, but never less than \$450K • Max LTV/CLTV 80% • Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% • Personal: 12-month Bank Statements
Asset 1. \$1MM in qualified assets OR Utilization 2. 1.25x loan amount, but never less than \$450K Utilization Max LTV/CLTV 80% Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% 12-month Personal: 12-months consecutive Bank Business: Expense Ratio (Fixed) or Expense Ratio (3rd Party)
Asset Utilization 2. 1.25x loan amount, but never less than \$450K • Max LTV/CLTV 80% • Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% • Personal: 12-month Bank • Business: Expense Ratio (Fixed) or Expense Ratio (3rd Party)
Utilization • Max LTV/CLTV 80% • Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% 12-month Bank Statements or Expense Ratio (3rd Party)
Investment: Max LTV/CLTV 65% Cash out: Max LTV/CLTV 60% I2-month Bank Bank Statements or Expense Ratio (3rd Party)
12-month • Personal: 12-months consecutive Bank • Business: Expense Ratio (Fixed) Statements or Expense Ratio (3rd Party)
Bank • Business: Expense Ratio (Fixed)
Statements or Expense Ratio (3rd Party)
Income Alt Doc Statements or Expense Ratio (3 rd Party)
 Must be prepared by CPA, or EA Primary residences only
P&L Max 80% LTV, Max Loan Amount \$2MM, Min. 680 FICO
Middle of 3 or lower of 2 for primary wage earner
No borrower can have a mid-FICO below 660
Min. 2 tradelines with activity in the last 24 months that show a 12-month history
 Eligible tradelines cannot have any derogatory history in the previous twenty-four (24) months
• Current housing not reporting on credit can be considered an open trade if supported by
bank records (canceled checks/debits)
Authorized user accounts cannot satisfy tradeline requirements
Document Age 120 days
 Loan amount ≤ \$2.0MM: 6 months Loan amount > \$2.0MM: 9 months
Cash out may be used for reserves
DTI 45% for LTV/CLTV > 85%, 50% for LTV/CLTV ≤ 85%
Non-Occupant Co-Borrower • Primary residence only, Purchase & rate/term only, 1 unit only
Not permitted for 2 nd /NOO
Not permitted with Asset Utilization
 Gift Funds Min borrower contribution (documented but not required to use): LTV/CLTV > 80%: 10%
$\circ LTV/CLTV \le 80\%:5\%$
Permitted up to 5 years, subject to applicable laws/regulations
Investment Property Only Penalty is 5% of the amount prepaid
Eligibility:
Temporary Buydowns • Available for principal residences and second homes.
• Eligible for seller, real estate agent or builder funded subsidies only; borrower funded
Temporary Buydown • Purchase transactions.
Calculator • 30-year fixed rate.
Available on FNMA/FHLMC/FHA and Non-QM

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