

BAD CREDIT FLORIDA MORTGAGE LENDERS

CREDIT GRADE "A"		
720+ FICO MTG 0x30 12 MO BANKRUPTCY > 3 YEARS FORECLOSURE > 5 YEARS SHORT SALE > 3 YEARS PURCH OR R/T REFI to 75% LTV CASH OUT REFI to 70% LTV MARGIN: 5.000%		
LTV	Rate	Points
40%	7.950%	1.000
50%	7.950%	1.250
60%	7.950%	1.250
65%	7.950%	1.500
70%	8.250%	1.750
75%	8.500%	1.750

CREDIT GRADE "A-"		
660+ FICO MTG 1x30 12 MO BANKRUPTCY > 3 YEARS FORECLOSURE > 3 YEARS SHORT SALE > 2 YEARS PURCH OR R/T REFI to 75% LTV CASH OUT REFI to 70% LTV MARGIN: 5.750%		
LTV	Rate	Points
40%	8.250%	1.000
50%	8.250%	1.250
60%	8.500%	1.500
65%	8.750%	1.500
70%	8.950%	1.750
75%	9.250%	2.000

CREDIT GRADE "B"		
620+ FICO MTG 0x60 12 MO BANKRUPTCY > 2 YEARS FORECLOSURE > 2 YEAR SHORT SALE > 1 YEAR PURCH OR R/T REFI to 70% LTV CASH OUT REFI to 65% LTV MARGIN: 6.950%		
LTV	Rate	Points
40%	8.950%	1.000
50%	9.250%	1.250
60%	9.500%	1.500
65%	9.750%	1.750
70%	9.950%	2.000

CREDIT GRADE "B-"		
550+ FICO MTG 0x90 12 MO BANKRUPTCY > 1 YEAR FORECLOSURE > 1 YEAR SHORT SALE > SETTLED PURCH OR R/T REFI to 65% LTV CASH OUT REFI to 60% LTV MARGIN: 7.500%		
LTV	Rate	Points
40%	9.750%	1.250
50%	9.950%	1.500
60%	10.250%	1.750
65%	10.500%	2.000

CREDIT GRADE "C"		
500+ FICO MTG 0x120 12 MO BANKRUPTCY > SETTLED FORECLOSURE > SETTLED SHORT SALE > SETTLED PURCHASE ONLY MARGIN: 7.950%		
LTV	Rate	Points
40%	10.750%	2.000
50%	10.950%	2.000
60%	11.250%	2.000
Loans with under a 500 FICO or Special Circumstance are considered Case-by-Case.		

**GENERAL BAD CREDIT FLORIDA HOME
LOAN RATES AND FEES INFORMATION**

Property Types SFR / Condos / Townhouse / 2-4 Units
Occupancy Owner / Non Owner / 2nd Home
Loan Terms 30-Year Amortized & Term - 7/23 Hybrid ARM
Loan Amounts \$50,000 - \$750,000
Income Documentation Full Doc = W2 + Pay Stubs / Wage Earner or 1040's + P&L / Self-Employed or Commission Alt Doc = 24 Month Personal or Business Bank Stmts / SE Only
Maximum Debt-to-Income Ratio 50% Back End (43% for First Time Home Buyers)
Index & Adjustment Caps Floored at Start Rate / 6 Month LIBOR Index 3% Initial Change Cap / 1% Semi-Annual Cap / 6.0% Life Cap
Texas: Purchase Only OO / Purchase & Refinance NOO

Description	Rate	Fee	Note
Second Home	0.125%	0.250	Reduce 5% LTV Per Credit Grade (Max 65% LTV)
Non Owner (NOO)	0.500%	0.250	Reduce 5% LTV Per Credit Grade (Max 65% LTV)
2-4 Unit Property	0.250%	0.250	N/A
\$ 500,000+	0.250%	0.250	OO Only + No LTV Reduction Per Credit Grade
\$ 650,000+	0.375%	0.500	OO Only + No LTV Reduction Per Credit Grade
Rural Property	1.000%	1.000	Reduce 10% LTV Per Credit Grade, Maximum \$300,000 Loan Amount
Buy Up / Down	NA	NA	Not Allowed
First Time Buyers	0.000%	0.000	Reduce 5% LTV Per Credit Grade & Maximum 43% Back End DTI
Alt Doc - Bk Stmts	0.250%	0.250	Available OO - Credit Grades A / A- / B & Reduce 5% LTV Available NOO - All Credit Grades

FLORIDA BAD CREDIT FEES 5.000% ADDED TO CLOSING COST.

Administration Fee by Loan Amount	
<\$ 100,000	+\$ 750
>\$ 100,000	+\$1,000

APPLY AT WWW.FLORIDA-MORTGAGE-LENDERS.COM