

PHH Non-Agency Gold Alt Doc & Bank Statement

Gold Alt Doc & Bank Statement program is for well qualified borrower who need an alternative to conventional qualifying methods.

Min / Max Loan Amount: \$125k - \$3M

Terms: 30yr Fixed, 5/6 ARM, 7/6 ARM

LTV Max:

- Primary 85% Max LTV/CLTV
- 2nd Home 80% Max LTV/CLTV
- Investment 80% Max LTV/CLTV
- Non-Warrantable Condo 80% Max LTV/CLTV

Interest Only: Max LTV 80%, >\$2.0M-\$2.5M Max LTV 75%, >\$2.5M Max LTV 70%

Non-Warrantable condo's allowed, No Condo-tel's

Derogatory Housing: 1x30x12

Max DTI: 50% < 80% LTV, 45% ≤ 80% LTV

Personal Bank Statements

Documentation Requirements:

- 2 years history of self-employment
- 12 or 24 months of consecutive bank statements— all pages, requires most recent 30 days, multiple accounts allowed
- All parties on accounts must be applicants, except non-borrowing spouse. If non-borrowing spouse on a joint account all related income/deposits must be removed, and borrower must have 100% business ownership.
- W2 and other income is allowed in combination with bank statements

Income Calculation:

- Gross Deposits divided by 12 or 24
- Residual income of \$1,500 is required

Business Bank Statements

Documentation Requirements:

- Business must be established and in existence for the past 2 years. Third-Party verification of business existence to be confirmed by a licensed CPA or a copy of the State or Federal License certification.
- Borrower must own at least 25% of the business, income will be allocated based on ownership percentage.
- 12 or 24-months of complete business bank statements from the same account. Evidence that an account was moved to a new institution is acceptable, however other co-mingling of multiple accounts to generate a full 12 or 24 months is not permitted.

Income Calculation determined by one of the 3 following methods and cannot exceed qualifying income listed by borrower on initial, signed 1003:

1. Percentage of Gross Deposits = 50% expense ratio
 2. Total Deposits x business ownership percentage reduced by an expense factor provided by CPA, Enrolled Agent, CTEC or Chartered Tax Advisor (no PTIN preparers) divided by 12 or 24.
 3. P&L Net Income Average – CPA/licensed tax preparer only, P&L divided by 12/24 months, bank statements must cover the same time period as the P&L
- Residual Income of \$1,500 required