

# **BANK GUIDELINES ARIZONA**

**\$5000** IS THE AMOUNT TO GET INTO THE ARIZONA PRE-CONSTRUCTION HOMES.

**\$1000**-CHECK GOES TO BUILDER (APPLIED TOWARDS LOAN)

**\$500**-CHECK GOES TO TITLE COMPANY FOR LOT DEPOSIT(APPLIED TOWARDS LOAN)

**\$350**-APPRAISAL SECOND HOMES AND **\$450** FOR INVESTMENT HOMES

**\$3500**-PAID AT CLOSING AND IS CONSIDERED A DOWN PAYMENT WHICH WILL REDUCE THE LOAN AMOUNT

- SIVA loan (stated income verified assets)

-**Stated income**

-**Borrower can have multiple mortgages on credit report**

-**Only 1 property per social security number can be done**

-**Borrower can have 1 mortgage late but not in the last twelve months**

-**Borrower can have a bankruptcy but it has to be at least 3 years old**

-**Verified assets** 60 days seasoning of 6 months of principal, interest, taxes and insurance will be verified. This verification can come from all of the accounts a borrower might have it can be from: checking account, savings account, money market account, IRA's, 401k's, stocks, bonds and even....a home equity line of credit, so if the borrower has an equity line of credit on their house, they can withdraw the funds and let them sit in their account for 60 days so that we can verify that they have 6 months of PITI or you can use a **combination of all assets and all accounts will be allowed.**

-**2 years verifiable rental or mortgage history** (if buyer is renting from a private individual then they must provide cancelled checks / if buyer is renting through a management company or apartment complex we will do a verification of rental history and cancelled checks will not be required)

-Buyer must be able to **verify 60 day seasoning of the \$5000**

-**4 trade lines** (accounts) open for at least 2 years and used in last 12 months

-**680** or greater FICO (credit score) if SIVA loan

-The borrower will have two loans set up the 1<sup>st</sup> loan will be for 80% of the total loan amount and the 2<sup>nd</sup> loan will be for the other 10% of the total loan amount (this is to avoid mortgage insurance) and the other 10% comes off of the appraised value

-There is a pre-payment penalty of **1.5% of the original loan amount** if property is sold prior to loan modification (loan modification is when the construction is completed and the loan will modify to permanent) if the loan modifies a **2 year pre-payment equal to 6 months of interest** on 80% of the 1<sup>st</sup> mortgage which is 80% of the loan amount. If the loan modifies there is the option that the borrower can be refunded the original **\$5000**

upon modification. Ask your loan rep to explain further and if this pertains to your specific situation.

**If you do not meet guidelines above you may qualify for the following loan:**

**-Full Documentation loan**

**-Same guidelines as above for SIVA loan with these exceptions:**

**-ONLY \$2075 required out of pocket**

**-660 or greater credit score**

**-Less tradelines needed**

**-Only 1 mortgage reported on credit**

**-No 2 year pre-payment of 6 months if loan modifies, only the 1.5% pre-payment if sold prior to modification**

**Buyer is allowed to list property for sale (MLS or FSBO) as soon as permitting is approved and site prep work is completed. (Generally 90-120 days after closing)**