

REAL ESTATE AGENT & CUSTOMER MORTGAGE INFO PACKET



Barclay Butler

Mortgage Specialist

Direct: 224-420-9990

Email: bbutler@barclaybutlerfinancial.com

Barclay Butler Financial Inc. Since 1999

NMLS # 278748, Loan Officer #225269, LO15328, 31.0000743, I-172013
Illinois, Florida, North Carolina, South Carolina, Tennessee & Georgia residential
mortgage a licensee MB.0005290, MBR1242, B-172140, 69218



FHA LOANS (100% LTV)

ZERO MONEY DOWN

Option # 1 (Grant program does not need to be paid back)

ALL STATES

1. 620 credit score and above. Non-traditional credit accepted.
2. 48.99% debt to income ratios. Rental history is not needed.
3. Fixed products only.
4. No non-occupant co-borrowers accepted.
5. Income limits do apply.

Option # 2 (first & second mtg. simultaneously up to 100% LTV, 96.5% +3.5%.

ALL STATES

1. 600 credit score and above. Non-traditional credit accepted
2. 56.99% debt to income ratios. Rental history is not needed
3. Silent 2nd mortgage will go behind the 1st mortgage.
4. Second mortgage terms are based on customer's income.
5. No repayment needed for the second mtg. depending on customers income.

Option # 3 (Down payment assistance from your local community, county, city etc.)

ALL STATES

1. We work with SHIP & Florida Hardest Hit Program (Florida housing finance corporation).
2. Depending on the county and what loan program with determine how much money you can receive for closing costs and down payment.
3. These down payment programs depend on income & credit scores.



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VOE ONLY PROGRAM

1. 620 minimum credit score for both FHA & conventional mortgages.
2. With FHA you can go to 96.5% LTV (3.5% down payment). With conventional you can go to 80% LTV (20% down payment).
3. No minimum trade-lines required.
4. We go up to 56.9% debt to income ratio with FHA, and 50% debt to income ratio with conventional.
5. No W-2's & tax returns required.
6. We do not verify / audit tax returns (4506C).
7. Employer must be verifiable.
8. Owner occupied homes only.
9. Borrower cannot be related to employer.
10. Borrower must have been employed at the same company for the last 2 years.
11. Rates start at 5.25% on a 30 yr. fixed mortgage.
12. Seller can give up to 6% for all closing costs, taxes, insurance & UFMIP.



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FHA LOANS (100% LTV)

0% DOWN

ALL STATES

1. 600 credit score and above.
2. 56.99% debt to income ratios. Rental history is not needed.
3. Fixed products only.
4. 1-2 Unit, FHA approved condos, PUD, & manufactured housing
5. This can be used with the 203-K loans and FHA repair escrow products.
6. Homeownership counseling is required for this product.



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FHA LOANS (96.5% LTV)

1. **500** credit score and above. 10% down. Non-traditional credit accepted.
2. **580** credit score no overlays. 3.5% down. If HUD approves loan we do it.
3. 47%/ 57% debt to income ratios. Rental history is not needed.
4. No credit score needed. Non-traditional credit accepted.
5. 203-K & 203-K (streamline) loans available.
6. **Condos do not need to be FHA approved to get FHA financing.**
7. 3.5% down payment with score above 580, can be 100% gifted. 10% with score down to 550 can be 100% gifted also.
8. \$100 down for HUD owned homes. Also offer Escrow hold back.
9. Financing available for mobile homes/ manufactured homes.
10. Pre-approvals based on AUS underwriting no pre-quals.
11. Seller can pay for buyers closing costs, taxes, insurance & MIP. 6% max seller contribution.
12. Fixed or adjustable rates offered. No prepayment penalty.
13. Bilingual if needed. Also have bilingual processors on site.
14. Can flip homes into FHA loans after the 91 day waiting period.
15. Only one borrower has to have a credit score.
16. 550-579 credit score requires 10% down pmt.
17. Gift for down payment has to be a close relative.
18. Non-occupying co-borrower, can have no credit or bad credit.
19. Rental verification not needed.

Call, text or email me to get your loans **CLOSED**. Excellent service & Support.



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Portfolio Loans

Min. credit score 500

1. Condo-Tels 75% LTV.
2. Non-Warrantable Condo 80% LTV.
3. CO-OP 80% LTV.
4. Purchases for foreigners that do not have a social security # or US credit, must be owner occupied or second home.
5. Investment properties 1-4 units with no limit on how many properties owned and financed by borrower. 75% LTV, Also no personal income verified, just the rent for the specific property.
6. Properties that cannot get Conv. financing.
7. ITIN loans 20% down.

Min. credit score 580

1. Stated Income verified assets loan min. loan size \$417,000 must be jumbo. 70% LTV. Self-employed only.
2. 12-24 months bank statement loan. Must be self –employed. Min. loan size \$100,000.



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VA LOANS

1. **500** Score and above.
2. 0% down payment.
3. No mortgage insurance.
4. No reserves needed
5. Fixed and adjustable rates.
6. Seller can pay for buyers closing costs, taxes, insurance & MIP. No max seller contribution.
7. No prepayment penalty.



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VA CONSTRUCTION LOANS

1. **620** Min. Credit Score. Buy the land and build a home simultaneously. Can do manufactured homes (double wide min.).
2. Loan size up to \$510,400.
3. One closing. Multiple draws allowed
4. 0% down payment can be 100% gifted.
5. Seller can pay for closing costs, taxes, and insurance.
6. Competitive rates.



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203 K LOANS

1. **550** Min. Credit Score. Perfect for foreclosed properties, and deferred maintenance. Can do manufactured homes.
2. Loan size up to county limit. Unlimited amount of repairs (not a streamline 203-K). We also do FHA-203-K streamlines.
3. One closing. Multiple draws allowed
4. Loan is based on finished value not as is value.
5. 3.5% down payment can be 100% gifted.
6. Seller can pay for closing costs, taxes, and insurance.
7. Competitive rates.

You need to work with someone who knows how to do a 203-K.



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FHA CONSTRUCTION LOANS

1. **620** Min. Credit Score. Buy the land and build a home simultaneously. Can do manufactured homes (double wide min.).
2. Loan size up to county limit.
3. One closing. Multiple draws allowed
4. 3.5% down payment can be 100% gifted.
5. Seller can pay for closing costs, taxes, and insurance.
6. Competitive rates.



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VA RENOVATION LOANS

1. **580** Min. credit score.
2. **0%** Down
3. No max. loan size.
4. Repairs can be used for anything except structural repairs.
5. Repairs must be completed within 4 months.
6. 1-4 units allowed, including town homes (PUD) & manufactured homes.
Condos that are VA approved.
7. Can be used for a purchase or a cash out refinance.
8. 3 Draw maximum.



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REVERSE MTG. PURCHASE

1. Must be 62 yrs. Of age.
2. 20-40% down payment.
3. No mortgage payments made during their lifetime. Only have to make tax & insurance payments.
4. No income qualifications.
5. No Credit qualifications.
6. No reserves, just need the down payment.
7. Fixed and adjustable rates available.
8. For owner occupied homes only.



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CONV LOANS

1. **No minimum** credit score with 20% down (lowest I have seen is 580 credit score). 620 and above 3% down.
2. **Up to 50%** Debt to Income ratios.
3. **3%** down, can be all gifted with a 620 credit score. (single family homes, townhomes & Condos)
4. Can buy a home after 2 yrs. If you had deed in lieu of, Shortsale, Charge Off, BK or a Foreclosure that was included in your BK. providing there are extenuating circumstances.
5. No declarations and bylaws required, minor litigation allowed on condos.
6. Borrowers Owning 5 -10 Financed Properties Accepted.
7. Delayed Financing. Borrowers purchased home for cash can do immediate cash-out refinance on Primary, NOO or 2nd homes.
8. Non-Permanent resident aliens allowed to buy owner occupied, second home & investment properties.
9. Financed mortgage insurance to 97% LTV.

Deed in lieu of, Short Sale & Bankruptcy waiting period is only 2yrs. with extenuating circumstances 3% down pmt.



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USDA LOANS

1. **550** Score and above.
2. 0% down payment.
3. Income limits do apply.
4. No reserves needed
5. Fixed and adjustable rates.
6. Seller can pay for buyers closing costs, taxes, insurance & MIP. 6% max seller contribution.
7. No prepayment penalty.



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USDA CONSTRUCTION LOANS

1. **640** Min. Credit Score. Buy the land and build a home simultaneously. Can do manufactured homes (double wide min.).
2. Loan size up to county limit.
3. One closing. Multiple draws allowed
4. 0% down payment can be 100% gifted.
5. Seller can pay for closing costs, taxes, and insurance.
6. Competitive rates.



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ALTERNATIVE INCOME LOANS AT 90% LTV

Full doc only or 12 or 24 months bank statements (Business or Personal)

1. 1 day out of a short sale 80% LTV, no min. credit score.
2. 1 day out of a foreclosure 80% LTV, no min. credit score.
3. 1 day out of a bankruptcy 80% LTV.
4. 1 day out of a deed in lieu of 80% LTV.
5. **24 months out of short sale, bankruptcy, foreclosure & deed in lieu of 90% LTV**
6. Min. loan amount \$75,000.
7. Gift funds can be used.
8. 7% seller concession allowed.
9. 30 yr. fixed & interest only mortgages.



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NO DOC OWNER OCCUPIED MORTGAGES STARTING AT 80% LTV 100% GIFT ALLOWED

1. No Income verified.
2. Minimum credit score is a 600.
3. Interest only payments available.
4. Loan sizes up to 3,000,000.
5. You can purchase, refinance or cash out with this loan.
6. Up to 80% LTV (20% down).
7. No reserves required.
8. 1-4 unit properties, modular homes, non-warrantable condos and condos.
9. Unlimited amount of properties allowed.
10. Gift funds and seller concession allowed.
11. Arm and Fixed products available.



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NO RATIO / NO DOC INVESTMENT PROPERTY MORTGAGES STARTING AT 80% LTV

- 1. No Income verified.**
- 2. Minimum credit score is a 600.**
- 3. Interest only payments available.**
- 4. Loan sizes up to 3,500,000.**
- 5. You can purchase, refinance or cash out with this loan.**
- 6. First time homebuyers allowed.**
- 7. No reserves required. 100% gift allowed.**
- 8. 1-4 unit properties, modular homes, non-warrantable condos and foreign nationals allowed.**
- 9. Unlimited amount of properties allowed.**
- 10. Gift funds and seller concession allowed.**
- 11. Arm and Fixed products available.**
- 12. Impounds not required (tax and insurance escrow).**



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Multifamily (Apartment building) Loans

1. Loan amounts from 500,000 - 20,000,000 plus.
2. Borrower needs a min. of 10% of loan amount in cash reserves. 401-K & IRA's are not considered reserves.
3. Min. score 680.
4. Rates are 1.75-3% over the 6 month Libor. We offer ARM's & fixed products.
- 5. This product is not credit driven.**
6. LTV varies from 1-5 million = 75%, 5 million & up = 50%.
7. LTV can be adjusted with the use of cross collateralization of additional property, cash or securities. Effectively this will allow up to 100% LTV.
8. Investment properties are considered 1-4 units. Borrower must have 50% of the loan amount in cash reserves.
9. Can lend in all 50 states with this product.



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Jumbo Loans

1. Up to 90% LTV no MI, that is 5% down. 660 min score, 10 million loan size. Rates start at 5.25%
2. Credit scores down to 600 at 75% LTV.
3. These loans can be done Full Doc or Bank Statements.
4. You also have the option of doing interest only.



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Refinances

1. Bill consolidation loans to 90% LTV.
2. Cash out loans to 90% LTV.
3. Payoff student loan debt up to 95% LTV.



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BBF
inc

BARCLAY BUTLER
FINANCIAL INCORPORATED

RENTAL PORTFOLIO PROPERTY LOANS

Grow your Rental Portfolio with us

No personal income verification or tax returns needed!

Standard

- | Blanket loan for 5+ rent-producing units
- | 5, 7, or 10 year terms with balloon, IO available
- | Declining points pre-payment option
- | **No capital expenditures**
- | Minimum 660 FICO

Express

- | Blanket loan for 2+ rent-producing units
- | 30 year term, fully amortized
- | Declining points pre-payment option
- | Minimum property value of \$100K
- | Blanket loans from \$200K to \$5MM
- | Minimum 640 FICO

Request a Quote and Get Started Today!



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www.barclaybutlerfinancial.com/apply-for-mortgage-loan

Exposure limits and property loans are subject to investor and business credit approval, appraisal and geographic location of the property and other underwriting criteria. Loan amounts, options, and rates vary depending upon loan type, LTV, verification of application information and other risk based factors. Application fees, closing costs and other fees may apply. Each loan is subject to property approval under lender's terms and conditions. Each property has an individual secured loan.



BBF
inc

BARCLAY BUTLER
FINANCIAL INCORPORATED

FIX & FLIP REHAB PROPERTY LOANS

Grow your investor business with us

Individual and Business approval to fund multiple projects.

- | Interest on drawn balance option and 18-month loan term at no additional cost
- | **NO** prior experience required¹
- | Optional No Fee Alternative Valuation available for Standard Fix & Flip²
- | Property loan-level liquidity verification
- | Funding up to: 100% rehab costs
95% LTC max³
75% ARV LTV
- | Optional interest reserves
- | Property loans from \$50K to **\$3MM**⁴
- | 12 or 18 month property loan terms
- | Minimum 620 FICO
- | Extensive rehab financing available
- | Soft costs included in financing

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WHY WORK WITH ME?

1. Experienced licensed loan officer since 1992.
2. Call anytime day or night for purchase support.
3. Fast closings.
4. 98% closing ratio.
5. Remove the worrying from the loan process.
6. Notified immediately if the loan status changes for any reason.
7. Buyers are informed of how the mortgage process works.
8. Pre-approvals on every loan not pre-quals.
9. Review of income and asset documentation.

A little bit about Barclay Butler:

Has been a loan officer since 1992. Primarily specializing in Purchases.

Has owned BBFI since 1999. Believes education is the most important factor in the mortgage process, a well informed buyer is the best buyer. www.barclaybutlerfinancial.com.



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