



ZUMA

ULTIMATE NON-QM

**12-OR-24 MONTHS
BANK STATEMENTS**

/ OR /

**12-OR-24 MONTHS
FULL DOCUMENTS**

ZUMA is a flexible, non-QM lending option that can help your hard-to-qualify clients get approved with **12 or 24 months bank statements or 12 or 24 months full documents**.

- No seasoning requirement on settled derogatory credit, such as deed-in-lieu, bankruptcy, foreclosures and short sales
- Minimum of 2-months reserve on subject and 2-months reserve on each additional up to 12 months
- Cash in hand may be used to meet reserve requirements*
- No reserve req. on debt consolidation when new payment is lowered by 10% and closing costs are recouped within 60 mos.
- Max DTI up to 55%*
- 1x120x12 mortgage late payments on Grade C
- Non-occupant co-borrower allowed
- Up to 20 financed properties (max 10 acres)
- 5/1 & 7/1 ARM, 15- & 30-year fixed, with 30- and 40-year interest-only
- Loan amounts \$75K to \$5M

ZUMA PRIME

- Up to 95% LTV to \$1.5M on Purchase and R&T
- FICO's from 660

ZUMA INVESTMENT

- Up to 80% LTV to \$1M
- FICO's from 620

ZUMA CREDIT FLEX

- Up to 90% LTV on Purchase and R&T
- FICO's from 620
- Pricing on Grade A, B, B-, C based on credit

