PROGRAMS FOR ALL FICO SCORES

At WGB Loans we have programs that allow borrowers to get a loan for their dream house with FICO scores as low as 580. While lower FICO scores affect the interest rate it allows you to secure a loan to buy your home, rebuild your credit, and refinance later at a lower rate. These rates are very competitive and low.

QUALIFIED MORTGAGES

With a Qualified mortgage you are able to secure the lowest interest rates available. While these loans are more difficult to qualify for, you are rewarded with the lowest rates in the country.

INCREASED LIMITS FOR CONFORMING AND HIGH BALANCE LOANS.

These high cost county limits are still considered conventional loans and receive better rates than Jumbo loans. The counties that are in a high cost area include: Los Angeles, Orange, Alameda, Contra Costa, Marin, Santa Clara, Santa Cruz, San Francisco, San Mateo, and San Benito. Other counties have different limits that are lower, as defined in the FHFA web site.

HIGH COST AREA			
2022 FHFA Limits			
Single	**Duplex**	**Tri-plex**	**Four-plex**
$970,800.00	$1,243,050.00	$1,502,475.00	$1,867,275.00

LOW DOWN PAYMENT LOAN PROGRAMS 3% DOWN PAYMENT
HomeReady; Home Possible, Home One, RefiNow & RefiPossible

WGB LOANS is proud to present these loan programs that allow first time, or repeat homebuyers, with down payments as low as 3% and with VA & USDA loans, zero down payments. These programs are for purchase or refinance. Cash for down payment or closing costs can come from multiple sources, including gifts, grants and Community Seconds, with no minimum personal funds required.

FHA - 3.5% DOWN PAYMENT

FHA Loan applicants must have a minimum FICO score of 580 to qualify for the low-down payment advantage which is currently at 3.5%. If your credit score is below 580, the down payment requirement is 10%. FHA provides mortgage programs with lower requirements. This makes it easier for most borrowers to qualify, even those with questionable credit history and low credit scores

HIGH BALANCE 5% Down Payment

A **High**-**Balance** Mortgage Loan is defined as a conventional mortgage where the original loan amount exceeds the conforming loan limits published yearly by the Federal Housing Finance Agency (FHFA), but does not exceed the loan limit for the **high**-cost area in which the mortgaged property is located, as specified by the Federal

Housing Finance Agency. Current maximum limits for high cost areas are $970,800.00. Purchase, rate and term refinance, or cash-out refinancing allowed. Standard fixed-rate mortgages and adjustable-rate mortgages are eligible. One- to four-unit, including condos, co-ops, and manufactured housing are eligible.

M.I. BUSTER

WGB Loans is pleased to announce conventional and high balance loans up to $970,800 with no mortgage insurance with an LTV between 80.01 - 89.99%. This product is only available on 30-year fixed rate term loans. Purchase, and rate and term refinance. Primary or secondary homes, only on 1-unit homes. Up to a 45% debt-to-income ratio and FICO scores of 680 or over.

Jumbo Loans

Jumbo Loan limits are set by individual lenders and usually between $970,801.00 and $3 Million. Purchase, rate and term refinance, or cash-out refinancing allowed. Standard fixed-rate mortgages and adjustable-rate mortgage are eligible. One to four-units, including condos.

PORTFOLIO JUMBOS LOANS 10% DOWN PAYMENT

We are pleased to offer 10% down payment Jumbo Loans between $970,801 and $3,000,000 through select lenders. A higher FICO score is required, usually 740. These loans are held by the individual lender’s in their portfolio and availability and loan overlays are subject to change.

INTEREST ONLY JUMBO LOANS

Interest only Jumbo Hybrid ARM’s are available with very competitive rates. These loans are fixed for 5, 7 or 10 years. After that, they turn into an adjustable rate loan based on the SOFR Index, and amortize off the remaining term of the loan. These loans are good for people who know they will not be in their house in 5, 7 or 10 years, and want to save on substantially on lower monthly payments.

SUPER JUMBO LOANS

WGB Loans are intimately familiar with the luxury home markets and is a premier provider of multi-million-dollar home loans. They can be used to finance primary residences, second or vacation homes, and investment properties. Loan amounts up to $30 million. Special programs for purchase financing. Bank Statement loans. Fixed Rate and Adjustable Rate Mortgage (ARM) loans with Interest-Only Mortgage Options. Asset Utilization using your liquid assets to assist in meeting full doc, debt to income (DTI) requirements. Finance up to 90% of a home’s value, by pledging security assets or savings, in lieu of a down payment. Use Cross Collateralization to finance up to 100% of a home’s value through securing the loan against an additional free and clear property.

USDA LOAN

A USDA home loan is a **zero down payment** mortgage for eligible rural and suburban homebuyers. Income limits to qualify for a home loan guarantee vary by location and depend on household size. USDA guaranteed home loans can fund only owner-occupied primary residences. U.S. citizenship (or permanent residency). Metropolitan areas are generally excluded from USDA programs, but pockets of opportunity can exist in suburbs. Rural locations are always eligible. Eligibility is simply a matter of income and location.

VA LOANS

The VA loan is a **zero down payment** mortgage option available to Veterans, Service Members and select military spouses. VA loans have had the lowest average fixed interest rate on the market for more than five years in a row, according to data from Ellie Mae. Veterans and service members can use the VA loan to purchase new or existing homes with $0 down payment. VA purchase loans, also allow Veterans to buy single-family homes, condominiums, manufactured homes, multi-unit properties (like a duplex) and even new construction. Policies and guidelines can vary by lender. Some lenders may not make all of these types of VA purchase loans. The VA allows Veterans to borrow additional money to pay for energy efficiency improvements to a home, as part of either a home purchase or a refinance.

Bank Statement Loans

Bank statement loans allow you to secure a mortgage without the documentation you would normally use to verify your income, such as W-2s and tax returns.

Instead of requiring tax returns, W-2s, pay stubs, and employer verification forms, bank statement loan applicants can use their personal and/or business bank accounts to prove their income and cash flow. Existing homeowners can also use bank statement loans when refinancing their mortgages. If you've quit the traditional workforce since purchasing your home, but would still like to enjoy the benefits of refinancing, these loans may be a good option. No tax returns, W-2s or pay stubs required, High debt-to-income ratios allowed, High cost loan limits, can be used on primary residences, second homes, and investment purchases.

Asset Depletion

If you have significant assets, such as savings, investments, or retirement accounts, you may qualify for an asset depletion mortgage program. With an asset depletion, your monthly 'income' is calculated by dividing your total liquid assets by 360 months (or the duration of your mortgage loan). In addition, mortgage borrowers are not always required to cash in their assets right away. The assets are only used to demonstrate an ability to make the mortgage and housing payments. Asset depletion loans use your assets as collateral instead of your income. Eligible assets for mortgage qualifying include Checking or savings accounts, Money market accounts, equities, certificates of deposit (CD), investment accounts such as stocks, bonds, and mutual funds, and Retirement accounts such as a 401k or IRA. Not all retirement accounts will qualify, depending on the mortgage borrower’s age and potential penalties applied for accessing funds in the account.

Debt Coverage Ratio (DCR) Investment Properties

Debt Coverage Ratio, or DCR, also known as Debt Service Coverage Ratio (DSCR), is a metric that looks at a property’s income compared to its debt obligations. Properties with a DSCR of more than 1 are considered profitable, while those with a DSCR of less than one, are losing money. The DCR/DSCR formula is: Net Operating Income (NOI)/Debt Obligations. Despite the apparent simplicity of the formula, an investor will need to make sure they have the correct numbers in order to calculate an accurate debt coverage ratio for a property. For instance, Net Operating Income/NOI is typically calculated using EBDITA. This stands for earnings before interest, taxes, depreciation and amortization. This means that you should not deduct taxes, interest, or other costs from your NOI calculation before entering it into the DCR formula. Now, let’s look at the debt coverage ratio formula in action. Let’s say that a multifamily property has $125,000 in NOI and $100,000 in annual mortgage debt service, the DSCR is 1.25. A common misconception made by borrowers when applying for a commercial mortgage loan is that the bank or commercial lender only uses the expenses from the property when calculating the NOI. Commercial lenders use a combination of actual expenses, market expenses and reserves for replacements, vacancy, and off-site management (if there is no off-site management expense). Appraiser's will do the same when reconstructing their net income analysis on the subject property.