

Bad Credit / Bank Stms / 2nd Mtgs Owner-Occupied & Investment Cash Out



Residential Duplex



Auto Care Center



Corner Liquor Store



Luxury Motel



Office Building



Multi-Family



The Mall



Houses



Gourmet Restaurant

AGS EQUITY

(818) 584-6082
AGSEquity@gmail.com
SubPrimeWholesale.com

Not for distribution to the general public. All loans must conform to federal, state and local laws. All loans are fixed rate mortgages. Owner-Occupied loans may have significant restrictions in regards to underwriting, pricing (including broker points). Residential loans have a mandated 10-day cooling off period and do not qualify for the 10-day guarantee. The 10-business day guarantee only applies to loans that are delayed by AGS Equity. Loan approvals are issued at the sole discretion of AGS Equity - CA DRE license# 01837295 / NMLS 257415

Adam James Levine / DRE Broker #01175140 / NMLS #264762

Portfolio Express

Loan Amounts of \$150K to \$2M

Guidelines	
Occupancy	Owner-Occupied, Rentals, Vacant (reduced LTV's), & 2nd Homes
Borrowing Entities	People, Corp's, LLC's, Partnerships, Trusts, & Foreign Nat's *No POA's*
Business Loans	100% of the Funds Must be Used for Business (Owner-Occ 1-4 - No HOEPA)
Properties	Residential 1-4 Units, Apartment Buildings, Mixed Use, Bars/Restaurants, Single Use Buildings, Auto Repair, and most other Commercial Properties
Rehabbed Properties	case-by-case; use lower of purchase price or value for first year
Credit	All Credit Considered
Rent/Mort.	VOM/VOR Not Required. Current Mtg statement required if AGS loan is a 2nd
Collections/Liens	Most Delinquent Credit not affecting Title need not be paid. Tax Liens, Liens on Title, Child Support, Gov't Liens/Gov't Judgments (Student Loans) MUST BE PAID at closing.
Mid Score	Any Score >400 or No Score.
Income	Full/Alt Doc (2 Yrs. Proof of Income or 12-24 Months Bank Stmt's) - O/O only
	Lite Doc (Minimum 6mo. bank stmt's.)
	No Ratio (Payments need to be Impounded for the entire loan term)
Reserves	Generally not Required
Cash Out/Seasoning	Unlimited Cash Out / <1 Yr ownership, LTV is based on Purchase Price
Gifts	Allowed
NRCC/RCC	6% Allowed
Ratios	55% DTI MAX except for O/O 1-4's 50% DTI
Properties Owned	No Limit
1031 Exchange	Permitted
Multiple APN #'s	Cross-Collateralization permitted
Appraisals	Appraisals sometimes required Interior Inspections always required
Listed for Sale	"Currently Listed" Ok
Property Condition	Deferred Maintenance permitted. No health/hazard issues. Zoning variances are case by case with a 100% Rebuild Letter. No Excessive Debris or Infestation.
Leased Land**	Lease must be in good standing. Renewable.
Title	No partition loans. No Split-Equity Loans.
Broker Compensation	Paid Through Escrow

All 1-4 Unit Loans* Have a Government Mandated 10 Day Cooling-Off Period

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8/15/2010

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