



Alternative Loan Programs for Self-Employed and Investment Property

The Real Estate/Buyer Market is adapting to change. The number of self-employed borrowers & property investors are increasing every day. Are you tired of getting denials because the borrower writes everything off on their income taxes? We have the solution: a non-QM loan. In other words, there are alternatives to Conforming, Jumbo, FHA, VA, and USDA.

We have 5 different loans that do not require tax returns or paystubs. For those that have been self-employed for a minimum of 24 months we have a bank statement program where we average the deposits to calculate income. I'm working with a restaurant owner right now that shows very little income on their tax returns, but the deposits on the bank statements qualify them for a \$550,000 purchase price with 10% down payment!!

Another great program is for Investment Property. It is called the Debt Service Coverage Ratio (DSCR) loan. If the property generates enough income via rent (determined by an appraiser's rent schedule) to cover PITI, then it is a possible deal based on credit scores. No income documents are required! We just got a Clear to Close in 7 days for one of our investor clients.

Think outside the box when working with your self-employed or investor clients. These are also great loan programs for Realtors® to build your real estate portfolios. Please reach out to me to see how we can close your next deal. Call me anytime to discuss loan options.



Mike Montgomery

Mortgage Loan Officer | NMLS #729567

Mobile: (630) 973-6911

MMontgomery@kindlending.com

Licensed In: IL, IN

