AMPLIFY

Wholesale Loan Product Highlights

Purchase Money Second Liens

- **Eligible Properties:** Primary and second homes located in Texas
- **Minimum Loan Amount:** $75,000 (refer to rate sheet for maximum limits)
- **Minimum Credit Score:** 680 (refer to rate sheet)
- **Available Terms:** 15-year and 30/15-year options
- **Title Insurance:** Not required
- **Documentation Requirements:** First lien DU and LP findings; follow AUS documentation guidelines
- **Reserve Requirements:** Refer to program guidelines
- **Appraisal:** Uses first lien appraisal
- **Power of Attorney (POA):** Permitted

Home Equity – First and Second Liens

- **Eligible Properties:** Primary homes located in Texas
- **Loan Amount Range:** $75,000 to $500,000
- **Available Terms:** 15-year and 20-year options
- **Minimum Credit Score:** 660 (refer to rate sheet)
- **Documentation Requirements:**
  - One year W-2
  - One year tax returns
  - One month of paystubs (as applicable)
- **Title Insurance:** Not required; title search ordered by Amplify
- **Valuation Report Guidelines:**
  - Up to $100,000: AVM
  - $100,000–$399,999: AVM plus exterior inspection
  - $400,000 and above: Full appraisal
  - All reports ordered by Amplify
- **Closing Coordination:** Handled by Amplify’s title search provider
- **Property Standards:**
  - Maximum lot size: 25 acres
  - Minimum dwelling size: 600 sq ft
- **Loan Limits:** Combined first and second liens may not exceed $2,000,000
- **Condominiums:** Non-warrantable condos allowed on a case-by-case basis (see guidelines)
- **Power of Attorney (POA):** Not permitted

Conforming-Balance ARMs – 5/6 and 7/6

- **Qualifying Rate:**
  - 7/6 ARM: Higher of fully indexed rate or note rate
  - 5/6 ARM: Higher of fully indexed rate or note rate plus 2%
- **Loan Amounts: $**100,000 up to conforming loan limit
- **Eligible Transactions:** Purchase and rate/term refinance
- **Eligible Properties:** Primary and second homes located in Texas
- **Underwriting: DU/LP**
- **Reserve Requirements:** Follow DU/LP
- **Property Standards:**
  - Minimum dwelling size: 600 sq ft
  - Maximum lot size: 25 acres
- **Condominiums:** Non-warrantable condos considered case-by-case
- **Appraisal:** Must be ordered by Amplify; transfers not permitted
- **Power of Attorney (POA):** Permitted
- **Rate Lock Instructions:**
  - Submit request via submission portal
- **Compensation Options:**
  - Lender-paid and borrower-paid available
  - Lender-paid compensation reflected in rate sheet
  - Borrower-paid compensation typically differs by 0.125% (for rate quote, contact lockdesk@goamplify.com)

Jumbo ARMs – 5/6 and 7/6 Programs

- **Qualifying Rate:**
    - 7/6 ARM: Higher of fully indexed rate or note rate
    - 5/6 ARM: Higher of fully indexed rate or note rate plus 2%
- **Eligible Transactions:** Purchase and rate/term refinance
- **Eligible Properties:** Primary and second homes located in Texas
- **Underwriting:**
    - Manual
    - DU Approve/Ineligible accepted for documentation relief (loan amounts up to $1.5M)
- **Income and Asset Documentation:**
    - Non-Self-Employed: Current paystubs, two years of W-2s, two months of asset statements
    - Self-Employed: Two years of personal and business tax returns, year-to-date profit and loss statement
- **Reserve Requirements:** Refer to program guidelines
- **Property Standards:**
    - Minimum dwelling size: 600 sq ft
    - Maximum lot size: 25 acres
- **Condominiums:** Non-warrantable condos considered case-by-case (maximum LTV 75%)
- **First-Time Homebuyer Eligibility:** Up to $1.5M with 24-month rental history and no delinquencies
- **Appraisal:** Must be ordered by Amplify; transfers not permitted
- **Credit Standards:**
    - At least three tradelines with a minimum 24-month review
    - Must include one credit card and one installment or mortgage account
    - Housing history may be required
    - Authorized user accounts are excluded
    - Credit must show activity in the past 12 months
- **Power of Attorney (POA):** Permitted
- **Rate Lock Instructions:**
    - Submit request via email
    - Send completed Wholesale Jumbo Lock Request Form to productionassistant@goamplify.com
- **Compensation Options:**
    - Lender-paid and borrower-paid available
    - Lender-paid compensation reflected in rate sheet
    - Borrower-paid compensation typically differs by 0.125% (for rate quote, contact lockdesk@goamplify.com)

Professional Program

- **Loan Structure:** 5/6 ARM first lien paired with 30/15 second lien
- **Rate Structure:** Identical rates for first and second liens
- **Submission Requirements:** Separate submissions required for each lien
- **Loan Amounts:** Available for conforming and jumbo loan amounts
- **Qualifying Rate:** 5/6 ARM: Higher of fully indexed rate or note rate plus 2%
- **Eligible Professions**: Borrower must be a resident or practicing medical doctor, oral surgeon, dentist, optometrist, ophthalmologist, pharmacist, registered nurse, anesthetist, nurse practitioner, physician assistant, veterinarian, attorney, certified public accountant, or certified financial advisor.
- **Eligible Transactions:** Purchase and rate/term refinance
- **Eligible Properties:** Primary homes located in Texas
- **Underwriting:** Manual
- **Income and Asset Documentation:**
    - Non-Self-Employed: Current paystubs, two years of W-2s, two months of asset statements
    - Self-Employed: Two years of personal and business tax returns, year-to-date profit and loss statement
- **Reserve Requirements:** Refer to guidelines
- **Property Standards:**
    - Minimum dwelling size: 600 sq ft
    - Maximum lot size: 25 acres
- **Condominiums:** Contact Amplify for eligibility of non-warrantable condos
- **First-Time Homebuyer Eligibility:** Eligible with 12-month rental history and no delinquencies
- **Appraisal:** Must be ordered by Amplify; transfers not permitted
- **Credit Standards:**
    - Minimum of two tradelines (12-month review)
    - Housing history may be required
    - Authorized user accounts are excluded
    - Credit must show recent activity
- **Power of Attorney (POA):** Permitted
- **Rate Lock Instructions:**
    - Submit request via email
    - Send completed Wholesale Lock Request Form to productionassistant@goamplify.com
- **Compensation Options:**
    - Lender-paid and borrower-paid available
    - Lender-paid compensation reflected in rate sheet
    - Borrower-paid compensation typically differs by 0.125% (for rate quote, contact lockdesk@goamplify.com)

For questions please contact:

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