

SWF ITIN MORTGAGE PROGRAM	
Purpose	Purchase and Rate and Term Refinance
Occupancy	Primary Residence only Non-Occupant Co-Borrower not allowed
Term	30 Year or 15 Year Fixed Rate
Loan Amount	\$80,000 - \$548,250
Maximum LTV	90% No subordinate financing
Maximum DTI	43%
Minimum Credit Score	650
No Score	Refer to Non-Traditional Credit below
Eligible Properties	<ul style="list-style-type: none"> • 1-4 Unit Single Family Residence in Designated counties <ul style="list-style-type: none"> ○ No condos, log homes, manufactured homes, unique properties, rural homes. • Maximum 2 acres
Designated States/Countries	All Texas Counties All Oklahoma Counties All Colorado Counties
Borrower Eligibility	<ul style="list-style-type: none"> • Unexpired ITIN verified via ITIN card or letter from IRS (at least one borrower must have an unexpired ITIN) or valid Social Security Card • Borrower(s) must have a Driver license, Passport or Matricula ID • Application for ITIN renewal is not acceptable. • POA's, are not eligible • irrevocable or blind trusts, inter-vivos revocable trusts, limited partnerships, general partnerships, LLC's, Corporations not allowed
Credit Report	<ul style="list-style-type: none"> • If a borrower has a valid Social Security Number, a traditional tri-merge credit report must be provided for that borrower • No collection accounts in last 24 months with cumulative balance over \$2000 (medical collections excluded) • 2 tradelines reporting for 12 months with activity with the last 12 months required • Non-Traditional credit accepted – see Non-Traditional credit.
Non-Traditional Credit/ No Score	<ul style="list-style-type: none"> • Must have no less than 3 open and active credit references for the most recent 12 months. 0 X 30 X 12 Max. This requirement is per loan, not per borrower <ul style="list-style-type: none"> ○ Must be listed on credit supplement ○ Acceptable Non-Traditional Credit <ul style="list-style-type: none"> ➤ Rent ➤ Telephone service (landline or cell) ➤ Electricity ➤ Gas ➤ Water ➤ Television service (No Netflix, Hulu, or any other auto debit) ➤ Internet service ➤ Insurance Premiums Not Payroll Deducted and Paid Monthly (ex: medical, auto, life, and renters insurance)



VOR	<p>12-month Verification of rent required 0 X 30 X 12.</p> <ul style="list-style-type: none"> • If landlord is an interested party or private party 12 months cancelled checks required • If borrower is renting from family member then 12 months cancel checks or money orders will be required to document rental history. • Borrowers living rent free are NOT eligible
Foreclosure	7 Years - No Exceptions
Bankruptcies	<ul style="list-style-type: none"> • 4 Years - No Exceptions • Bankruptcy must be fully discharged
Appraisal	<ul style="list-style-type: none"> • Full 1004 interior appraisal required • Must comply with HVCC • Appraisal expires after 120 days • Transferred Appraisals are NOT allowed
Escrow Holdback	Allowed up to \$5,000. All Southwest Funding escrow holdback requirements must be met
Additional REO	<ul style="list-style-type: none"> • The only other REO allowed is a departing residence. • Lease agreement may only be used to offset debt. No rental income may be counted. • Must provide executed lease agreement, cancelled deposit check and 1st months' rent
Income	<p>Must document minimum 2 years employment</p> <ul style="list-style-type: none"> • Salaried Borrower(s) <ul style="list-style-type: none"> ○ Most recent 2 years tax returns ○ Most recent 2 years W2's ○ Most recent 1 month paystubs ○ Written VOE for 2 years employment history • Self Employed Borrower(s) <ul style="list-style-type: none"> ○ Most recent 2 years tax returns ○ Evidence of self-employment (CPA letter, business license etc.) • No rental income allowed for qualification • Per Diem income is an eligible source of income • 4506-C to be executed • **FNMA Temporary COVID-19 Income Overlays must be met**
Assets	<ul style="list-style-type: none"> • Checking account is required • Most recent 2-month bank statements to support funds to close required. <ul style="list-style-type: none"> ○ large deposits must be explained and documented (defined as over 50% of qualifying income) • Cash on Hand must be deposited into asset account and borrower(s) must provide budget letter on how funds were saved. (no seasoning required) • Marketable securities and stock accounts can be utilized for funds to close and reserves at 70% value <ul style="list-style-type: none"> ○ Non-vested or restricted stock accounts are not eligible • Retirement accounts require evidence of liquidation if funds are utilized for closing. <ul style="list-style-type: none"> ○ 60% of the vested value may be considered towards required reserves • 2 months PITI reserves required



	<ul style="list-style-type: none"> • Gift funds permitted from family members only • Down Payment Assistance is not permitted • Ineligible asset accounts <ul style="list-style-type: none"> ○ Builder profits ○ Unsecured loans
Mortgage Insurance	Mortgage Insurance is not required
Interested Party Contributions	<p>Maximum contribution is 6%</p> <p>Interest party contributions include funds contributed by the seller, builder, real estate agent/broker, mortgage lender or their affiliates, or any other party with an interest in the real estate transaction. Interest party contributions may only be used for closing cost and prepaid expenses and may never be applied to any portion the down payment or borrower's financial reserve requirements.</p>
Seller Concessions	<p>All seller concessions must be addressed in the sales contract, appraisal and closing disclosure, as applicable and be compliant with all federal and local state laws. A seller concession is defined as any interest party contribution beyond the stated limes or any amount not being used for closing close or prepaid expense (funds for repairs not completed prior to closing is a seller concession). If a seller concession is present, both the appraised value and the sale price must be reduced by the concession amount for purposes of calculating the LTV/CLTV/HCLTV</p>
Escrows	Escrows for taxes, insurance and flood insurance, will be required on all loans.
Homebuyer Education	First Time homebuyers must complete a HUD approved Homebuyer Education Class prior to closing
Property Flipping	<p>Properties acquired by the seller within 6 months of the application date are considered flips.</p> <ul style="list-style-type: none"> • If the sales price increases by more than 10% within the first 90 days of seller acquisition or • If the sales price increases by more than 20% within 91-180 days of seller acquisition <ul style="list-style-type: none"> ○ Second appraisal is required. The second appraisal must be provided to the borrower in accordance with ECOA and or HPML requirements ○ Second appraisal must be dated prior to the Note date ○ Property seller must show as owner of record ○ Increases in value should be documented with commentary from the appraiser and recent comparable sales. • Sufficient documentation required to document seller acquisition <p>Validate actual cost to purchase home, construct or renovate if applicable. (CD's, plans and specs, receipts, invoices, lien waivers etc.)</p>
Age of Documents	<ul style="list-style-type: none"> • Credit report can be no more than 120 days old at time of closing • Income and asset documentation can be no more than 120 days old at time of closing. **Temporary COVID-19 Overlay is 60 days** • Title commitment effective date can be no more than 60 days old at time of closing. Insured Closing Letter dated within 30 days of closing.
Miscellaneous	<ul style="list-style-type: none"> • Electronic applications are acceptable • File must meet all Fannie Mae underwriting guidelines with exception to all guidelines listed in this program matrix • If property is in a flood zone a binder and paid in full receipt is required. Flood insurance applications are not acceptable



	<ul style="list-style-type: none">• Only Initial 1003 and Final 1003 can be in loan file. Any additional 1003's in file is unacceptable
--	---

SWF ITIN Mortgage Program
Additional Information

Matricula ID – Mexican ID Card



The matrícula consular is a photo identification card issued by the Mexican government. However, most Mexican nationals living in Mexico won't have one. That's because only the government's consulate offices issue the cards to Mexican nationals living outside of Mexico.

The card is extremely popular for Mexicans in the United States without other ID. Lack of identification is one of many reasons why undocumented immigrants do not use banks. It's a way for the Mexican government to keep track of its citizens for consular and tax purposes, collect data on them, and provide identification.

Use in the United States

The matrícula consular can be a valuable identification card for Mexicans living in the United States. Several U.S. states, municipalities, and businesses accept the card as an official form of identification. In fact, many financial institutions accept the card as a valid proof of identification. Mexican nationals can use a matrícula consular to obtain an Individual Taxpayer Identification Number (ITIN) in order to

pay federal income taxes. Several states also honor the card for the purpose of obtaining a driver's license.

Therefore, both lawfully present and undocumented immigrants may use the matrícula consular for identification purposes. However, the card does not confer any U.S. immigration status on the person to whom it is issued.

Validity of the Card

The card is valid for a duration of five years. At the time of expiration, you may renew if you continue to live in the same consular district.