



First National Bank
of America

ALT-A PREMIER

Agency Fallout - Full and Alternative Doc, Non-QM, Self-Employed, and ITIN

PAR RATES 30 YEAR FIXED

CREDIT/LTV	up to 60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%	80.01-85%
≥720	5.875%	6.125%	6.250%	6.500%	6.750%	7.125%
700 - 719	6.125%	6.250%	6.375%	6.625%	6.875%	7.250%
680 - 699	6.250%	6.375%	6.625%	6.750%	7.250%	Floor Rate 5.750%

Rate Adjustments

Property Type			Loan Term		
Property Type	SFOO (detached)	0.000%	Loan Term	15 year	-0.250%
	2nd Home (detached)	0.000%		20 year	-0.125%
	Condo/Townhome (attached, No Highrises)	0.500%		25 year	0.000%
				30 year	0.000%
Loan Size	\$75,000 to \$510,400	0.000%	Other	Full Doc	0.000%
	\$510,401 - \$650,000	0.150%		All Alternative Doc	0.250%
	\$650,001 to \$1,000,000	0.300%		Cash-Out Refi**	0.500%

Rates effective as of 09/24/20, subject to change without notice

LTV Parameters	LTV Limits	CA, CT, NV
\$75,000 - \$510,400	Max 85%*	Max 75%
\$510,401 - \$650,000	Max 80%	Max 70%
\$650,001 - \$1,000,000	Max 75%	Max 65%
2nd Home	Max 80%	Max 70%
Condo/Townhome	Max 80%	Max 70%
Any Gift Funds	Max 80%	Max 70%
*3 months reserves required (80.01% - 85%)		
Cash Out Refinance ** (not available in TX)		
\$75,000 - \$510,400	Max 75%	Max 65%
\$510,401 - \$650,000	Max 70%	Max 60%
\$650,001 - \$1,000,000	Max 65%	Max 55%

No bankruptcy, foreclosure, or short sale within 4 years. View our [requirements](#) to see criteria to obtain a specific LTV

FNBA and Broker Fees

Broker Fees	Max 3.000%
First National Fees	\$1,810
No third-party fees allowed. Fees must be paid in cash at closing (bona fide third-party costs such as appraisal, title, credit, etc. may be financed).	

States Excluded

NY, NJ, IL No Originations

**If cash-out > \$2,000 after loan payoff, closing costs, and prepaids.

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First National Bank
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NEAR MISS

Non-QM, Self-Employed, ITIN, Previous Credit Event, & Unique Property Types

Rates effective as of 09/24/20, subject to change without notice

LTV Parameters	LTV Limits	CA, CT, NV
\$50,000 - \$74,999	70%	65%
\$75,000 - \$510,400	80%	75%
\$510,401 - \$650,000 (≥640 credit)	75%	70%
Condo / Townhome / 2nd Home	75%	70%
Investment prop / Multi-Family	70%	65%
Mobile Home with Land	70%	65%
Vacant Acreage / Land	65%	60%
To Qualify for 75.01% -80% 0X30 housing history (6 months)		

PAR RATES 30 YEAR FIXED					
CREDIT/LTV	up to 60%	60.01-65%	65.01-70%	70.01-75%	75.01-80%
≥740	6.125%	6.250%	6.375%	6.750%	6.990%
720-739	6.250%	6.375%	6.750%	6.875%	7.125%
700-719	6.375%	6.750%	6.875%	6.990%	7.250%
680-699	6.750%	6.875%	6.990%	7.125%	7.375%
660-679	6.875%	6.990%	7.125%	7.250%	7.500%
640-659	7.500%	7.625%	7.750%	7.875%	Floor Rate 6.450%
620-639	8.125%	8.250%	8.375%	8.500%	
No Score	8.500%	8.625%	8.750%	8.875%	
600-619	9.250%	9.375%	9.500%	9.625%	

Cash Out Refinance * ≥640 Credit (Not available in TX)		
\$50,000 - \$74,999	Max 70%	Max 60%
\$75,000 - \$510,400	Max 75%	Max 65%
\$510,401 - \$650,000	Max 70%	Max 60%

FNBA and Broker Fees	
Broker Fees	Max 3.000%
First National Fees	\$1,810
No third-party fees allowed. Fees must be paid in cash at closing (bona fide third-party costs such as appraisal, title, credit, etc. may be financed).	

Rate Adjustments					
Property	SFOO/2nd Home (detached)	0.000%	Loan Size	\$50,000 - \$74,999	1.000%
	Condo - Attached (No Highrises)	0.500%		\$75,000 - \$510,400	0.000%
	Multi Family (2-4 units)	0.500%		\$510,401 - \$650,000 (min. 640 credit)	0.350%
	Occupancy	Mobile Homes with Land	1.000%	Term	≤ 15 Yr Term
Vacant Acreage/Land		2.000%	20 Yr Term		-0.125%
			≥ 25 Yr Term		0.000%
	Owner Occupied	0.000%	Other	LTV ≤ 50%	-0.125%
	Non-Owner Occupied	1.000%		Full Doc	0.000%
			All Alternative Doc	0.250%	
			Cash-Out Refi**	0.500%	

Max Term	
Single Wide Mobile Home	15 Years
Double Wide Mobile Home	20 Years
Vacant Land (Purchase Only)	20 Years
Investment Properties	25 Years
loans ≥ \$75,000	30 Years
Vacant Land Fee Adjustments (Purchase Only)	
Additional Origination Fee to FNBA	2.000%
Minimum Credit Score	660
Minimum Loan Amount	\$100,000

States Excluded	NY, NJ, IL No Originations
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*If cash-out >\$2,000 after loan payoff, closing costs, and prepaids.

For Previous BK, Foreclosure, Short Sale or Modification, must be downsizing the mortgage payment.

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