



First National Bank
of America



ASSET DEPLETION INCOME DOCUMENTATION

We've made it easier than ever!

Use seasoned, liquid (stocks, cash, etc.) or retirement (401K, IRA, etc.) assets to supplement your clients earned income to meet income guidelines. Works with all of our Non-QM programs and is available to all borrowers, including ITIN.



Documentation

2 most recent, consecutive asset statements* and current income documentation (W2, Tax returns, SSN reward letter or VOE).

*Assets must be seasoned 60 days prior to close and unusual or uncharacteristic deposits must be sourced.



Calculation

Calculate income by taking the asset account balance minus any applicable penalties and taxes and divide by 84 to get the supplemental income number. Add in your clients monthly earned income to find their total income!

Program Overview:

See guides and rate sheets for full product eligibility details as restrictions apply.

600 Min FICO and No Score accepted

85% Max LTV

Loans up to \$1.25 Million

Gift Funds Allowed

Cash out Refinance

SFOO/2nd Home/Multi-Family/
Mobile Homes with land/Vacant Land
Condo/Townhome
(attached, No Highrises)

Turning **homeownership** dreams into *Reality*



NMLS #
413209

www.fnba.com/mortgage

800.652.3074