



# READY ASSET (NIVA) INCOME DOCUMENTATION

**We've made it easier than ever!**

No Income necessary! Use seasoned, liquid (stocks, cash, etc.) or retirement (401K, IRA, etc.) assets to qualify instead of income. Works with all of our Non-QM programs and is available to all borrowers, including ITIN.



## Documentation

Two most recent, consecutive asset statements. 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. This figure must meet or exceed the clients total debt obligation (mortgage and liabilities).

## 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](http://www.fnba.com/mortgage)

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