

NON-QM LOANS

1099 INCOME

Designed for your independent contractors/gig-workers whose tax returns don't provide an accurate picture of the income they earn.



Highlights:

LTV UP TO 85%

DTI UP TO 55%

12 MONTHS INCOME HISTORY

NO TAX RETURNS NEEDED

Documentation Required:

1099's covering the last calendar year accompanied by an Expense Ratio from an appropriate preparer with a statement attesting to accuracy along with a 3rd party questionnaire on borrower's business.

Basic Requirements

- 3rd Party questionnaire must include:
 - The NAICS code for the borrower's business must be included on the 3rd party questionnaire
 - A description of the borrower's business and methods for receiving payments
 - Explanation for specific expenses not applicable to the borrower's business
- The expense ratio must not be unusual for the industry described
- If questionnaire is not received directly from the preparer, a verbal verification will be done

Calculation Formula:

Calculate income using income stated on 1099 multiplied by the expense ratio. Subtract expense ratio from stated income and divide by 12 to get the borrower's monthly income.

Preferred Non-QM Lender

First National Bank of America

800.400.5451

www.fnba.com/wholesale/



NMLS# 413209