

READY ASSET (NIVA)

Designed for your borrowers that don't have income and need to use seasoned assets to purchase a home.



First National Bank
of America

HIGHLIGHTS

- ✓ No income needed
- ✓ Qualified or non-qualified asset accounts allowed
- ✓ Simple calculation

DOCUMENTATION REQUIRED

Asset account statement for each account being used to qualify, dated within 90 days of close along with proof of account ownership.

BASIC REQUIREMENTS

- Borrower is qualified using assets rather than a traditional income source
- Eligible assets must be generally liquid assets, such as: cash, CDs, exchange-listed stocks, bonds, or surrender value of insurance policies and cryptocurrencies
- Qualified or non-qualified accounts such as: checking, savings, IRAs, Roth accounts and 401(k)s
- Sum of applicant's financial assets must exceed the principal balance of all debt obligations
- Assets used towards repayment of loan must be seasoned 60 days prior to close
- Large/unusual deposits must be sourced

CALCULATION FORMULA

Balance of Assets > Total Debts
(including Mortgage, CC & PP)