



MEGA CAPITAL FUNDING, INC.

PROGRAM OVERLAYS

- Not accepting borrower with forbearance on any mortgages
- 2 years tax returns required if borrowers is Loan Officer's relative/family member.
- Maximum Financed Properties: 6 Financed, 10 total REO including commercial.
- 4 Businesses Maximum.
- Loan Amount: Minimum Loan amount- Conventional & FHA:\$75,000
 - FHA minimum Loan amount does not include financed MIP.
- AUS: Manual underwrites are not permitted on agency files; all conventional loans must receive an AUS approval.
- Extenuating Circumstances: Not permitted; all loans must meet the regular seasoning period for financial mismanagement.
- Business 4506T must be obtained in addition to the personal 4506T.
- Maximum Compensation to Broker not to exceed \$30k.
- Leasehold Estates are not allowed
- Texas Cash-Out Refinances are not allowed
- Max DTI: Platinum Jumbo 40% and MAXEX 43%