

Mega Capital Funding, Inc. – Your Non QM Funding Source

Qualify more Self Employed borrowers with our P&L Options!

BORROWER PREPARED P&L

65% to \$1.0m Min FICO 680

- Up to \$1.5m MIN FICO 700
- SFR, CONDO, PUD AND 2-4 ALLOWED
- MAX43% DTI, 1 x 30
- APPROVED STATES: CA, AZ, NV, OR, WA
- 2-1 buydown available
- Documentation Requirements
 - For application received on or before 6/30 signed YTD and one (1) full year of profit & loss statement; For application received on or after 7/1 signed YTD profit & loss statement
 - All profit & loss statements may be completed by a verified, independent third party
 - CPA letter verifying business ownership percentage in the same line of business over the last two years at the same location
 - CPA or Licensed Independent Third Party tax preparer must verify that s/he filed borrower's most recent two years business tax returns; Self Employed borrowers who file their own tax returns are not eligible; Proof of two years business license required
- Rates from the low 8's

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CPA / EA Prepared P&L

80% to \$3m Min FICO 700

- 80% to \$2m Min FICO 660
- 75% Cash Out to \$2.5m
- SFR, Warrantable and non-Warrantable Condo, PUD and 2-4 allowed
- Max DTI 50%
- Licensed in 46 States
- 2-1 buydown available
- Documentation Requirements
 - >50% ownership in business
 - Most recent 12-month Profit & Loss statement completed by an independent CPA/EA/PTIN/CTEC
 - The CPA/EA/PTIN/CTEC must attest that they have performed either the following functions
 - Audited the business financial statements, or
 - Reviewed working papers provided by the borrower
 - CPA/EA/PTIN/CTEC license must be verified
 - Self-employed borrowers who file their own tax returns are not eligible
 - Minimum of 2 years self-employment in the current business
 - Borrower narrative on nature of business required
 - A minimum 2-months of business bank statements covering the most recent 2-month period.
- Rates from the high 7's