

GMCC:

Great Mortgage Programs for Various Scenarios with Competitive Rate

Borrowers with limited taxable income but high net worth in liquid assets and/or retirement assets

- ⊕ GMCC can provide asset-based lending options with low rates, similar to or close to full documentation rates.
- ⊕ GMCC offers asset depletion and asset qualifier programs, allowing borrowers to leverage their high net worth to qualify for financing.
- ⊕ Unlimited debt-to-income (DTI) ratios are available, even for Jumbo loans.

First-time home buyers looking for Down Payment Assistance (DPA):

- ⊕ GMCC offers various DPA programs, including conforming, FHA, and government DPA programs such as CalHFA and Texas DPA.
- ⊕ County-specific DPA programs are available, catering to areas like San Francisco, San Diego, and Los Angeles.

Foreigners, local borrowers, retirees, job seekers, startup companies (less than 2 years), and self-employed borrowers seeking minimal paperwork

- ⊕ GMCC provides a simplified and streamlined process with reduced documentation requirements.
- ⊕ GMCC offers a No Income Documentation Program, requiring no income verification, 40% down payment, and no FICO score necessary for loans up to \$2 million.
- ⊕ Foreign accounts can be used to demonstrate reserves (12-18 months of PITIA).
- ⊕ Same low rates are offered for 2-4 unit properties, rental properties (LTV 50%), cash-out refinances (LTV 50%), and foreigners with all combinations up to \$2 million.

W-2 borrowers without sufficient income on tax returns

- ⊕ GMCC offers WVOE (Written Verification of Employment) Programs, allowing employers to provide written verification of income
- ⊕ These programs help borrowers qualify for higher purchasing power without requiring a 65% payroll deposit for 2 months.
- ⊕ Available for both W-2 borrowers and first-time home buyers.

All programs/rates are subject to change and underwriting approval without advance notice, additional restrictions might apply. This does not represent any credit decision.

Please reach out to GMCC's professional licensed loan officers for a complimentary consultation. We're here to help you every step of the way

Name

Tel

Email

NMLS



INTEREST RATES AND ANNUAL PERCENTAGE RATES (APRS) ARE BASED ON CURRENT MARKET RATES, ARE FOR INFORMATIONAL PURPOSES ONLY, ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY BE SUBJECT TO PRICING ADD-ONS RELATED TO PROPERTY TYPE, LOAN AMOUNT, LOAN-TO-VALUE, CREDIT SCORE AND OTHER VARIABLES—CALL FOR DETAILS. THIS IS NOT A CREDIT DECISION OR A COMMITMENT TO LEND. DEPENDING ON LOAN GUIDELINES, MORTGAGE INSURANCE MAY BE REQUIRED. IF MORTGAGE INSURANCE IS REQUIRED, THE MORTGAGE INSURANCE PREMIUM COULD INCREASE THE APR AND THE MONTHLY MORTGAGE PAYMENT. ADDITIONAL LOAN PROGRAMS MAY BE AVAILABLE. APR REFLECTS THE EFFECTIVE COST OF YOUR LOAN ON A YEARLY BASIS, TAKING INTO ACCOUNT SUCH ITEMS AS INTEREST, MOST CLOSING COSTS, DISCOUNT POINTS (ALSO REFERRED TO AS "POINTS") AND LOAN-ORIGINATION FEES. ONE POINT IS 1% OF THE MORTGAGE AMOUNT (E.G., \$1,000 ON A \$100,000 LOAN). YOUR MONTHLY PAYMENT IS NOT BASED ON APR, BUT INSTEAD ON THE INTEREST RATE ON YOUR NOTE. ADJUSTABLE-RATE MORTGAGE (ARM) RATES ASSUME NO INCREASE IN THE FINANCIAL INDEX AFTER THE INITIAL FIXED PERIOD. ARM RATES AND MONTHLY PAYMENTS ARE SUBJECT TO INCREASE AFTER THE FIXED PERIOD: ARMS ASSUME 30-YEAR TERM.

General Mortgage Capital Corporation, Real Estate Broker, California Department of Real Estate CA DRE 01509029, NMLS# 254895. HQ: 1350 Bayshore Highway, STE 740, Burlingame, CA 94010, Licensed in 47 States and DC. Visit WWW.GMCCLOAN.COM