

## Stated Income Loan and [No Doc Jumbo Loans](#)

We have teamed up with jumbo investors to offer some of the best stated income mortgage and no income documentation home mortgage loan programs. These [no doc loans](#) are ideal for the employed & self employed borrowers and those who do not want to deal with the paperwork associated with full documentation (W-2s, Paystubs & Tax Returns) Jumbo Loan programs. These creative no income documentation jumbo loan programs are being offered at low interest rates so you do not have to sacrifice great rates for the added convenience of no income documentation. Free, no documentation loan obligation mortgage loan consultation. You can also apply a No Doc Jumbo Loan in minutes using our [No Doc mortgage loan application](#).

### No Doc Jumbo Loan and No Income Documentation Mortgage and Stated Income Jumbo Loan Benefits and Highlights:

- Ideal for Employed & Self Employed Borrowers No Doc Jumbo Mortgage Financing Products
- Lower Interest Rates for Full Doc Jumbo Loans
- No Income Documentation or Verification, No Asset Verification Options for Most Types of Credit Good or Bad
- No Income Ratio Solutions for Borrowers Showing a High

## No Doc Jumbo Loans

### No Documentation Jumbo Mortgage Loans

One type of No Doc Jumbo Loans is the "NINA" loan No Income No Assets, where no income or asset information is provided or verified. If you can verify liquid assets checking, savings retirement accounts can be used on the No income doc home loan, we suggest you apply for a [Stated Income Verified Assets](#) loan or a No Income Ratio Loan which offer lower interest rates for Jumbo Loans with No documentation.

The NINA loan No Income No Assets loan approval is based on down payment, credit history, and equity in the home. This jumbo loan program still requires "employment" documentation of your past 2 years, while others do not. No Doc Jumbo Loans, "NINA" No Income No Asset Jumbo Home Loans, Jumbo loans may go to 100% loan to value or 10% down/equity depending on credit scores. Alternate credit is allowed. This flexible jumbo loan program allows employed and self employed borrowers with no income and no assets to buy property. The standard credit scores needed are above 6000. See [Program Details](#)

#### ■ No Income No Asset Programs: (NINA)

(Homes, 2 to 4 Units\*, Condo High Rises, Jumbo Loans)

95% to \$1,00,000

Percentage of Their Pay Going to Their Mortgage Payment.

90% to \$1,500,000

80% Cash Out to \$1,000,000

Jumbo Loan Cash out refinance and Rate & Term Jumbo Refinance Programs

**No Income, No Asset, No Employment: ( No Doc )** These loans have No Verification of Employment, Income, or Assets Loans and are available on 6 mo adjustable, 1% Pay Option ARM Jumbo Loans 2 year fixed, 3 year fixed interest only, 5 year fixed interest only jumbo loans, & 7 year fixed ARM's. A 15 & 30 year fixed rate interest only is also available. For No Doc 100% financing, you'll need credit scores above 640 although some programs go as low as 500.

95% up to \$1,000,000

Jumbo Loan amounts of up to \$10,000,000 and Higher – [Jumbo Loans](#)

90% from \$1,000,000 to \$1,300,000

The above program requires a minimum of 5%-10% down or equity when job is not verified up to \$1 mil outside of CA.

Stated Income Jumbo Mortgage and No Doc Products Available for Primary Residences, Second Homes, and Investment Properties

**New** 90% No Doc up to \$1,000,000 SFR Primary Residence ( 720 credit score for 90%, 680+ for 90%)

**New** - 90% No Doc with Assets up to \$750,000; Assets verified with no verification on you job or income.

**Limited Time Offer - Get a rebate on your appraisal if your jumbo loan closes before December on No Doc Jumbo Loans. (up to \$400 value!! )**

All of these loans above have an Interest Only option;

Automated No Documentation Jumbo Loan Underwriting for Fast Results on Most No Income Jumbo Loan Products

You will have a response quickly within 24 hours\*.

**No Doc Jumbo Loan Program Highlights**

- 3 year, 5 year, 7 year & 10 year interest only payment option on 3, 5, 7, & 10 yr Fixed Adjustable Rate Mortgages. (credit scores over 660) ; 1 month adjustable & 1 yr fixed ARM/s now available too.
- 95% for Jumbo Purchase loan or Jumbo loan Refinance existing loan Single Family Homes only max loan \$1 mil (credit scores over 580)
- Up to 90% Cash Out Stated for Owner Occupied; 75% Cash Out for Non-owner occupied (credit scores over 580);
- 80% cash out up to \$2.5mil - Owner Occupied SFR Jumbo Pay Option No Asset Verification and No Employment Verification Loan Programs

No Income Documentation Loan Programs Include 30 Year Fixed Interest Only, 15 Year Fixed interest only, Jumbo 7/1

To get a jumbo loan rate quote and FREE credit analysis [Jumbo Loan Application](#)

Convertible  
ARMs and  
Many More  
Jumbo No

Often, investors and people who don't want to show their tax returns but can verify employment and/or assets inquire about a [stated income loan](#) or no doc loans for commercial property. That is something we offer as well on 5+ units.

Income

Documentation All No Doc Jumbo Loans are Subject To Jumbo Loan Underwriting Approval

required loan  
mortgage  
home

programs. Get  
your No Doc  
Jumbo Loan  
today.

**Request a free No Doc Jumbo Loan stated income mortgage [Jumbo Loan Application](#)**

More about [No Doc Jumbo Loans - Stated Income Jumbo Loan Programs](#)

### Self Employed Mortgage Financing Experts

We have helped thousands of employed and self employed borrowers with their mortgage financing needs. The great thing about stated income jumbo loan products is that you simply “state” your income and jumbo mortgage lenders place added weight on your credit scores. This added emphasis does not mean that you have to have perfect credit. We work with jumbo mortgage lenders that offer stated income jumbo loan products to mortgage borrowers with scores down to the upper 500s (700 minimum for 100% financing).

## Stated Income Loan & No Income Verification Loans

### Stated Income Loan / No Income Verification

The popular **No Income Verification Loan (NIV)** also known as **Stated Income** - requires No W2's, No Pay stubs, No Tax returns, and No IRS Forms. Available to W-2 wage earners, 1099, Self Employed, and Retired.

If you need financing but your income is difficult to prove or document then the answer for you is a Stated Income or No Income Verification loan.

There are "3" types of NIV or No Income Verification jumbo loans for purchase or refinance that offer 100% financing explained below:

**Stated Income Verified Assets Loan: (SIVA)** - Jumbo Loan approval is based on your stated income, credit history, and verified liquid assets. The Verified Assets should be consistent with the income stated on the loan application.

**Stated Income Stated Assets Loan (SISA)** - This loan features no assets being verified. You only state your income and state your assets on the application. This jumbo loan program has a higher rate because the assets are not verified.

**No Ratio Loans** - Similar to the programs above except that no income information is provided or verified on the jumbo loan application.

100% to \$900,000 ( need 660+ FICO score )

90% to \$1,500,000

80% to \$2,400,000

80% to \$15,000,000

### **No Doc Jumbo Loans & No Doc Jumbo Loans Fixed Rate Interest Only**

#### **General No Doc Jumbo Loan Requirements:**

Jumbo Mortgage Lenders usually look for a minimum of 2 years of employment and or self-employment history in the same line of work. Proof for minimum of 2 years employment history for self-employed borrowers may be accomplished by obtaining a typed letter from a CPA on their company letterhead to get verification of the borrowers self employment. If an accountant is not available, two years of business license or confirmation from 3 disinterested business associates may be required. Your ability to qualify for the loan is based on the income stated on the application. The income must be in line with your occupation. We also have jumbo loan that require 6 months bank statements and for lower rates 12 months of bank statements.

#### **Credit & Reserves:**

Borrowers generally need credit FICO scores over 600, with the mortgage not over 30 days past due in the last 12 months. Loan Programs offered on on 6 mo adjustable, 2, 3, 5, & 7 year ARM's. The borrower should have 2 to 4 months of the mortgage payment in liquid cash reserves on a purchase or refinance for the best rate. Liquid Cash Reserves can be from checking, savings, cash, CD's, money market accounts, stocks, bonds, IRA's, 401k's, and Keogh accounts.

On cash out refinances, reserves can come from the loan proceeds and the credit score may need to be higher. The other programs (30 yr and 15 yr fixed) require less reserves.

Some NIV or stated income programs have credit FICO scores as low as 600 with higher debt to income ratios. Of course you can always inquire of your particular situation and see what we can offer.

Often, jumbo loan investors and people who don't want to show their tax returns inquire about stated income or no doc loans for residential but also commercial property. Mortgage loans over \$417,000 are a no doc jumbo loan.

## **No Doc Loans**

( income, assets & job information is left blank on loan application)

***OR for a better rate***

**1.) Use a "NINA" - No Income No Assets - or Just State your Income and Assets - Not Documented, not Verified !!**

**OR**

**2.) No Doc with verified Assets**

**---- Purchase & Refinance ----**

**100% up to ~~\$750,000~~, now \$1,000,000**

**95% up to \$1,350,000 (e.g.; on a \$1,420,000 home)**

**90% up to \$1,750,000 (e.g.; on a \$2 million dollar home)**

**Owner Occupied --- Non-Owner / Investment --- Second Home ..... Jumbo Loan Borrowers**

**----- Unlimited CASH OUT! Take all the cash you want-----**

**90% CLTV to \$1,500,000**

**80% CLTV to \$2,500,000**

**Jumbo Loan Property Types: 1 - 4 units, PUDs and Condos ( High Rises OK). No manufactured homes.**

## **No Hassle No Doc, Stated Income, Self-Employed & Super Jumbo Loans**

Our focus is helping credit-worthy borrowers who cannot prove employment or income in the traditional sense, those looking for jumbo loan mortgage financing and borrowers in need of "[super jumbo loans](#)." We do residential mortgage loans for people who are self-employed, sole-proprietor business owners, straight commissioned salespeople and other individuals who have trouble documenting their income.

We offer no doc, stated income, no ratio and no income verification jumbo mortgages (all with an interest only jumbo loan option) and we also have excellent 100% "full doc" financing and a few select "super jumbo" loan programs to \$10,000,000 for those who want to provide income documentation. Higher loan amounts are also available on an exception basis. We can help you buy or refinance a home without the usual hassles many of us have unfortunately experienced when applying for a jumbo mortgage loan.

All of our full documentation programs require credit with at least a **500** or better middle credit score and our low doc and no documentation programs require at least a **580** middle credit score. We offer everything from REAL no doc loans with no income, no assets and no employment verification to traditional FULL doc loans.

We offer same day jumbo loan pre-approvals on many of our no doc jumbo loan programs and we have the ability to close loans very quickly.

## Great Service on our No Doc Jumbo Loan Programs

As a direct jumbo loan lender we underwrite, close and fund the jumbo loan ourselves. Our strength comes from the fact that we are not a huge call center staffed with inexperienced customer jumbo loan service representatives. We are professional, knowledgeable and responsive, and although you may not be a banking customer, you will get the same great customer service that our banking customers enjoy on a daily basis. We underwrite our loans "in-house" and we can close and fund your loan very quickly. We do not need to wait on an outside investor to underwrite your loan and close it at their leisure.

When you call us you will be dealing directly with a knowledgeable and courteous loan officer that can give you accurate rate information and quote you realistic time frames for approval and jumbo loan closing. You can feel secure in knowing that you are dealing with a professional Jumbo Mortgage Banking Loan Officer from a reputable no doc jumbo loan financial institution.

## We Fund No Doc Jumbo Loans

As a **jumbo mortgage banker** we have the ability to fund jumbo mortgage loans that make sense rather than having a turn down in jumbo underwriting and to adhere to traditional jumbo loan underwriting guidelines. We provide the full spectrum of No Doc jumbo loans, No Income doc jumbo loans, No Asset and Stated Income Jumbo Mortgage Loans available in today's marketplace. We employ the latest technological innovations to get initial loan approvals for "A credit" clients in **minutes** on some of our Jumbo Stated Income and No Doc Jumbo Loan programs. Try are sister mortgage company for [100% financing](#) home loan programs.

## “Self-Employed Jumbo Mortgages are our Specialty”

One area where we have carved out a niche for ourselves is in lending to the long mistreated "**self-employed**" borrower and to those who don't fit into the "cookie cutter" loan programs of most jumbo mortgage lenders. If you are newly self-employed or an established self-employed business owner and you want to buy a home or refinance your current mortgage - we can help. If you are self-employed or own your own business, the only time we need tax returns is if you want to apply for a full documentation loan. None of our reduced documentation home loans for the self-employed require them and most do not require you to sign a 4506, 4506-T or 8821.

We have **No Income Verification Jumbo Loans**, [No Doc Jumbo Loans](#), **No Ratio Jumbo Loans**, [Stated Income Loans](#), and **No Income, No Asset Jumbo Loans**. Many lenders either cannot provide a real no doc loan or they will require you to put down 10%. We still do 5% Down No Doc Jumbo Loans for purchases and we still offer 90% loan to value cash out refinance no doc loans for those with high credit scores and very good credit. Many people would like access their home equity to invest in their business, consolidate debt,

remodel a residence, buy a second home, etc. and sometimes it makes good financial sense to do so. If we refinance your first mortgage we may be able to offer you a "No Income Verification" or "Stated Income" second mortgage or home equity line of credit up to 100% of the value of your property. If you are looking for a No Doc Jumbo Loan, a Stated Income Jumbo Loan or a No Income Verification Jumbo Loan, then Jumbo Mortgage loan programs is the right choice for your jumbo home mortgage needs.

### **Here is a sample of our jumbo loan programs: [No Doc jumbo Loans](#)**

- Interest Only No Doc Loans - combines an "interest only loan" with a no doc loan to keep payments down. Interest only option is typically 10 years.
- Jumbo and Super Jumbo No Doc Loans - "real" no doc loans available at high loan amounts and high loan to values. Interest only available also.
- No Doc Loans - 20% Down Real No Doc Loans. First time home buyers require strong credit and verifiable rental history, no verification of down payment or cash for closing costs.
- No Doc Cash-Out Refinance Loans - no limit on amount of cash out on some programs.
- Examples of Actual Closed No Doc Loans - a sampling of closed no doc transactions to give you an idea of what is possible. Includes jumbo, super jumbo and interest only no docs.
- Mortgage Loans Using Current Appraised Value (No "Seasoning") - ideal for accessing equity in your home if you have owned it for less than 12 months and it is worth a lot more than you owe.
- No Ratio Loans - no income is disclosed, but verification of assets and employment may be required.
- Stated Income Loans - ideal for the self-employed or straight commissioned and can also be for those with a salary who do not want to verify income.
- Stated Income Stated Asset Loans - also an ideal mortgage for the self-employed, commissioned or salaried borrower, but does not require income or asset verification.
- Interest Only Stated Income Loans - same as above but with the added benefit of having an interest only option. (Interest only option typically 10 years).
- No Income No Asset (NINA) Loans - verification of employment only - 2 years same job/line of work.
- 10% Down No Income No Asset Loans - same as above, except retired borrowers are eligible for this mortgage.
- Interest Only Mortgage Loans - there are many interest only mortgage loans available, but the 30 year fixed with the 10 year interest only option is the most popular.
- 100% Financing with Income Verification - there are a lot of zero down mortgage loans available these days. The 80/20 is the most popular because there is no PMI and you can waive escrows/impounds.
- - this mortgage is very popular with self-employed borrowers...5% down, no income verification and the seller or builder can pay 3% towards closing costs or discount points.

- Jumbo and Super Jumbo Stated Income Refinance - rates are very good for these mortgages if you have high credit scores. Interest only available.
- Jumbo Stated and No Income Verification Loans - same as above, but you do not state your income.
- Super Jumbo Loans to \$10,000,000 - super jumbo mortgage loans with and without income verification.
- Renovation and Remodeling Jumbo Loan - good for a major renovations and rehabs and tear down/rebuilds. Add Square footage to gain more equity in your home. Refinance your jumbo loan.
- What is a No Doc Loan? - what is a REAL no doc loan, or as some people call it a TRUE no income doc jumbo loan... a jumbo mortgage with no income, no assets and no employment verification is a No Doc Jumbo Loan Refinance.

## What is a No Doc Jumbo Loan?



### ARTICLE OVERVIEW:

#### No Doc Jumbo Loans and Stated Income Jumbo Loans

No Doc (documentation) and Low Doc loans provide increased ease and privacy in exchange for a higher interest rate.

---

No Documentation Jumbo Refinance and Jumbo Purchase home loans and mortgages.

Low doc loans are available to meet the needs of various employment and income situations.

The more income documentation you provide your jumbo mortgage lender (employment, income and credit history) the lower the interest rate is. Many home buyers choose not to offer income documentation for personal privacy reasons, and willingly opt for a lower jumbo loan interest rate. Yet, many of these mortgage loan borrowers have a high income, or savings, and good credit. A no doc jumbo loan (no income documentation jumbo loans) or low doc jumbo loan provides increased ease and privacy when getting a mortgage in exchange for a slightly higher rate.

Buyers that opt for a low doc home loan are typically those who don't prefer to have their entire life and financial history presented to the jumbo mortgage lender. For instance, they might be using an inheritance to secure a jumbo loan or have fluctuating income from owning their own business.

Ease is a big factor as well. With a no doc jumbo loan or low doc loan, the borrower provides their name and social security number, along with information regarding the property being purchased. The rest is up to the low rate jumbo mortgage lender.

### Types of No Doc Jumbo Loans & Low Doc Jumbo Loans

#### [No Doc Jumbo Loans](#)

No Doc jumbo loans require the least documentation and are for buyers with good credit. The home buyer provides minimal income documentation (usually social security number and general home loan property information) and the jumbo mortgage lender does the rest.

### **Stated-Income (Low Doc) Jumbo Loans**

[Stated Income Jumbo Loans](#), or low doc loans, typically attract mortgage borrowers who work on a cash or commission basis - people who don't draw a consistent salary. The borrower will need to disclose earnings, usually for two years, and might need to show tax returns and 12 months bank statements.

### **No Ratio Jumbo Loans**

No Ratio jumbo mortgage loans are for borrowers who do not wish to disclose their income; therefore there is no debt ratio for the jumbo mortgage lender to consider. The no ratio loan and its borrower has good credit and can make the Jumbo Loan Interest Only payment and abundant assets that make up for the lender not considering the borrower's income information. This loan can be a quick and easy process for borrowers that would have difficulty gathering no income documentation.