

100% LOANS



FLEX 100 (#5324)

- Up to 100% LTV
- Minimum borrower contribution: 3%¹ from flexible sources
- Seller contribution: 3%
- DU² underwritten (credit score and DTI determined by DU); alternative credit not allowed

COMMUNITY 100 (#5325)

- Up to 100% LTV
- Minimum credit score: 660
- Minimum borrower contribution: 3% from flexible sources
- Seller contribution: 3%
- Maximum DTI: 41%
- DU or manually underwritten; alternative credit OK

COMMUNITY 100 PLUS (#5325)

- Up to 100% LTV
- Minimum credit score: 620
- Minimum borrower contribution: Lesser of 1% or \$500 from borrower's own funds
- Seller contribution: 3%
- Maximum DTI: 41%
- DU or manually underwritten; alternative credit OK

COMMUNITY SOLUTIONS 100 (#5325)

- Specially designed for Teachers, Police Officers and Firefighters
- Unique 3-year buydown option offered
- Up to 100% LTV
- Minimum credit score: 620
- Minimum borrower contribution: Lesser of 1% or \$500 from borrower's own funds
- Seller contribution: 3%
- Maximum DTI: 45%
- DU or manually underwritten; alternative credit OK

ADVANTAGE PLUS (#5416)

- Up to 100% LTV
- Loan amounts to \$350,000
- Minimum credit score: 600
- Minimum borrower contribution: None
- Seller contribution: 6%, can be used for downpayment, cc & pp
- Maximum DTI: 43%
- Manually underwritten; alternative credit OK

ADVANTAGE 103 (#5413)

- Up to 103% LTV
- Base loan amount up to \$325,000
- Finance up to 3% of closing costs / prepaids (total loan max. \$334,750)
- Minimum credit score: 700
- Minimum borrower contribution: None
- Seller contribution: 3%
- Maximum DTI: 33%/38%
- Manually underwritten; alternative credit not allowed

PREMIER LOW DOC LEVEL 1 (#5420)

- Stated income to 100% LTV
- Loan amounts to \$300,000
- Minimum credit score: 720
- Minimum borrower contribution: None, but must pay own cc & pp
- Seller contribution: None allowed
- Maximum DTI: 50%
- Underwritten through a private automated underwriting system

1. If closing costs and prepaids are less than 3%, the difference must be applied to the downpayment.

2. DU = Desktop Underwriter, Fannie Mae's automated underwriting system.



Call your local Flagstar Bank account executive or customer support representative for more information.

NOTICE: Some restrictions may apply. Programs subject to change. The information provided in this circular is for dissemination to and for the use of real estate and financial business entities only and is not an advertisement for the extension of credit to consumers.



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