

WHAT IS FLEX CONNECT?

A **hybrid** between Non-QM and DU

This program, unique to ClearEdge Lending, combines Non-QM programs with DU Findings to offer your borrower the best of both worlds.

YOU GET ALL OF THESE NON-QM FEATURES

- **Bank Statement** (12 or 24 months).
- Bank Statement Expense Factors as low as 0%
- Full Doc - 1- or 2-years income docs
- Loan amounts up to \$2,500,000 / LTV up to 80%
- Use primary wage earner score
- **30 or 40 Year I/O & 40 Year fully amortizing**
- Non-Warrantable condos allowed
- **LLC/Corp/Trust vesting allowed, all occupancy types**
- Asset Utilization with 5-year draw
- Delayed financing up to 12 months as rate and term
- **Cash Out may be used for reserves**

COMBINED WITH THESE DU FEATURES

- No Reserves - based on DO®/DU® findings
- 100% gift allowed for owner occupied and 2nd home
- No minimum borrower contribution
- No minimum tradeline requirements
- No Continuity of Obligation – 1 day on title
- DTI per DU (Max 50%)
- No VOR Required / No payment shock
- No restrictions for First Time Homebuyer or First Time Investor
- Non- Occupant Co-Borrowers allowed with no restrictions

ALL IN ONE EASY LOAN WITH FLEX CONNECT

FLEX CONNECT					
FNMA DO® DOCUMENTATION					
OCCUPANCY	TRANSACTION TYPE	CREDIT GRADE	MAX LTV/CLTV	MAX LOAN AMOUNT	MIN FICO
PRIMARY 1-2 Units	PURCHASE RATE AND TERM	PRIME Connect	80%	\$2,500,000	660
		PLUS Connect			640
	CASH OUT	PRIME Connect	75%	\$2,500,000	660
		PLUS Connect			640
SECOND HOME 1 Unit	PURCHASE RATE AND TERM	PRIME Connect	75%	\$2,500,000	680
		PLUS Connect			640
INVESTMENT 1-4 Units	PURCHASE RATE AND TERM	PRIME Connect	70%	\$2,500,000	660
		PLUS Connect			640