

INTRODUCING THE MEDICAL DOCTOR LOAN PROGRAM



OUR LOAN PROGRAM ADDRESSES COMMON OBSTACLES THAT MANY DOCTORS FACE WHEN ACQUIRING A MORTGAGE

At AnnieMac Home Mortgage, we understand the unique challenges that new doctors face when qualifying for a mortgage loan. That's why we now offer a Medical Doctor Loan Program. Ideal for doctors, dentists and surgeons, this loan program helps borrowers in medical professions acquire mortgage financing with low down payment options and expanded underwriting guidelines.

PROGRAM BENEFITS

- Medical student loan debts are not included in the debt-to-income (DTI) calculation, as long as they are deferred a minimum of 12 months.
- Income received from future primary employment within 60 days of the note date may be used to qualify.
- Income received from a salary increase within 60 days of the note date may be used to qualify.
- Gift funds are allowed under this program, subject to standard conventional underwriting guidelines.

ELIGIBLE TRANSACTIONS

- Primary residence, one-unit properties up to 95% LTV
- Purchase or rate/term refinance
- Fixed rate, 7/1 or 10/1 LIBOR adjustable-rate mortgages
- Conforming and super conforming only

TO QUALIFY

Borrower must hold one of the following designations or positions:

- Medical Resident
- Medical Doctor (MD)
- Doctor of Dental Science (DDS)
- Doctor of Dental Medicine (DMD) or be a dental surgeon specializing in oral and maxillofacial surgery
- Doctor of Ophthalmology (MD)
- Doctor of Optometry (OD)
- Doctor of Podiatric Medicine (DPM)
- Doctor of Osteopathic Medicine (DO)

UNDERWRITING

- Must receive an LP "Accept" AUS finding
- Must follow all underwriting guidelines as well as LP AUS findings
- Mortgage insurance is required for all LTVs greater than 80%; a MI certificate must be in the file at the time of loan submission
- DTI will follow LP findings

CALL TODAY!



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