

Loan Products and Locations

Mortgage Products
Traditional Mortgages
Non-Traditional Mortgages
Refinance

Innovative Products

The Lite Doc and Debt Service Coverage Ratio (DSCR) products are not exclusive to low-moderate income borrowers; however, the nature of the products would consider them attractive to borrowers who may be underserved or underbanked by other traditional lenders.

Traditional lenders typically require a 24+ month lookback and average of such variable income sources. Similarly, for self-employed borrowers, traditional lenders require an average of at least a 2+ year YTD income, which disqualifies new business owners that have been operating less than 2 years.

The Lite Doc products streamline employment verification, require only current income, and incorporates income from all sources of the job (i.e., base wages, tips, commissions, bonuses, etc.). The Lite Doc products also permit self-employed borrowers that have been in business 1 year (with 2+ years total experience in line of business) and qualifies them via a recent 12-month accountant prepared P&L. DSCR products do not require employment or income verification or documentation.

Additionally, most products allow for 100% gift funds for closing costs and down payment. This assist families that pool resources to achieve their dreams of purchasing a home. Traditional lenders may limit the use of gift funds, or disqualify gift funds from transactions all-together, like in the case of investment properties.



LIST OF LOAN PRODUCTION OFFICES OPEN AND CLOSED:

Astoria, New York – Open

31-05 Broadway

Queens, NY 11106

Customer Service Hours: Monday - Friday 9:00 a.m. to 5:00 p.m. ET

Flushing, New York – Re-opened February 2023

37-12 Prince Street, Unit 10C

Flushing, NY 11354

Customer Service Hours: Monday - Friday 9:00 a.m. to 6:00 p.m. ET

Melville, New York - Open

425 Broadhollow Road, Suite 302

Melville, NY 11747

Customer Service Hours: Monday - Friday 9:00 a.m. to 6:00 p.m. ET

Mesa, Arizona - Open

1640 S Stapley Drive, Suite 122

Mesa AZ, 85204

Customer Service Hours: Monday - Friday 9:00 a.m. to 6:00 p.m. ET

Miami, Florida - Open

2121 Ponce De Leon Blvd., Suite 300

Coral Gables, FL 33134

Customer Service Hours: Monday - Friday 9:00 a.m. to 6:00 p.m. ET