

ALT LOANS

SCAN CODE



TO FIND OUT MORE



KNOW MORE ABOUT ALT LOANS

- ✓ THESE LOANS ARE **FOR BUYERS WHO HAVE NON-TRADITIONAL INCOME STREAMS** AND ARE UNABLE TO DOCUMENT INCOME VIA TRADITIONAL MEANS.
- ✓ THESE PROGRAMS **DO NOT REQUIRE W2S, PAYSTUBS, OR TAX RETURNS.**
- ✓ QUALIFYING INCOME FOR THESE PROGRAMS IS CALCULATED USING 12 MONTHS OF BANK STATEMENTS, OR ASSETS ON HAND, OR 1099S, OR PROFIT AND LOSS STATEMENTS.

PRODUCTS

BANK STATEMENT PROGRAMS

INCOME CALCULATED BASED ON 12 MONTHS
BUSINESS OR PERSONAL DEPOSITS
EXPENSES ATTRIBUTED BASED ON BORROWER
STATED NUMBER OF EMPLOYEES AND INDUSTRY
SHARE OF INCOME ATTRIBUTED BASED ON
OWNERSHIP



ASSET BASED LENDING

% OF ASSETS UTILIZED IS BASED ON TYPE OF ASSET
SUCH AS CASH, BROKERAGE, 401K, IRA
ELIGIBLE REMAINING ASSETS / 84 = INCOME
ASSET BASED INCOME CAN BE COMBINED WITH
W2 OR SELF-EMPLOYMENT INCOME

1099 LENDING

LENDING BASED ON GROSS 1099 INCOME
TAX RETURN EXPENSES NOT CONSIDERED



PROFIT AND LOSS ACCOUNT LENDING

12-MONTH PROFIT AND LOSS ACCOUNT
PREPARED BY TAX PREPARER/CPA



FEATURES



LOANS UP
TO \$3M



10% DOWN
(WITH NO
MORTGAGE
INSURANCE)



50% DTI



FIXED,
ADJUSTABLE
RATE OPTIONS



30 AND 40
YEARS TERMS



INTEREST ONLY
AVAILABLE



GIFT OPTION AVAILABLE
TO COVER DOWNPAYMENT
AND CLOSING COSTS

ABOUT SHINING STAR FUNDING

We are a team of two successful loan officers, **Depac & Akshay**. Shining Star Funding is a division of American Pacific Mortgage Corporation. APM is a nationwide lender that has helped over **50,000 families** in the **last 12 months**.

- 22 YEARS OF COMBINED MORTGAGE EXPERIENCE
- QUICK CLOSINGS, COMPETITIVE RATES
- OFFER WIDE RANGE OF LOAN PRODUCTS TO MEET MOST LENDING NEEDS
- DIRECT LENDERS WITH INHOUSE UNDERWRITING AND FUNDING





This is not a commitment to lend. Prices, guidelines and minimum requirements are subject to change without notice. Some products may not be available in all states. Subject to review of credit and/or collateral; not all applicants will qualify for financing. It is important to make an informed decision when selecting and using a loan product; make sure to compare loan types when making a financial decision. Any materials were not provided by HUD or FHA. It has not been approved by FHA or any other Government Agency. A pre approval is not a loan approval, rate lock, guarantee or commitment to lend. An underwriter must review and approve a completed loan application after you are preapproved in order to obtain financing.

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