Mortgage Loan Alternatives

What to Do When You Don't Qualify for a Conventional or FHA Loan

The Problem: Many Qualified Buyers Don't Fit

Over 18 million Americans are self-employed. 10% of all workers are business owners and about 15% are independent contractors. So how do we help these clients?

Traditional Guidelines

- Self-employed income looks too low on paper
- Heavy tax write-offs
- Multiple properties or complex finances
- High assets but low reportable income
  - A decline doesn't mean the deal is dead

Quick FAQ

How do these loans work?
They are fully underwritten mortgage programs that use alternative documentation to qualify eligible borrowers.

Are rates higher?
Typically slightly higher, but they create approvals where conventional cannot.

The Solution: Non-QM Loan Options

These products do not require Tax Returns or a 4506C

Bank Statement Loans

Best for: Self-employed borrowers

- Uses 12-24 months of bank deposits
- No tax returns required
- Qualify based on real cash flow

1099 Loans

Best for: Independent contractors

- Uses 1099 income (no full tax returns)
- Expense factor applied
- Simpler approval process

Asset Utilization Loans

Best for: High-net-worth clients

- Converts assets into qualifying income
- No employment required
- Works for retirees or clients between jobs

DSCR Loans

Best for: Real estate investors

- Qualify using rental income
- No Personal income needed

Get Started Today!

Whether you're purchasing a home or need specialized financing, our experienced team will help you find the right solution. We're committed to providing personalized guidance, clear communication and expert support every step of the way.

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