



FLEX 95 ADVANTAGESM

The Flex 95 Advantage program offers a flexible down payment option for borrowers with a strong credit history. The borrower may access 5% equity from sources not covered in our Down Payment AdvantageSM program.

Transaction Types

- Purchase transactions.
- Purchase Advantage PlusSM eligible.
- Portable eligible.

Amortization

- 25 year standard.
- Eligible for up to 35 years amortization.
- 20 bps incremental premium surcharge for each additional 5 years, to a maximum of 35 years.

Credit Score Requirements

- Minimum 650+ credit score.

Loan-to-Value Criteria

- 95% maximum LTV.

NOTE: Maximum LTV is subject to adjustments based on local housing market conditions.

Property Types

- Maximum 2 units, with one unit owner-occupied.
- Resale or New Construction (single advance).

Eligible Sources of Equity

- Lender cash-back incentives.
- Equity borrowed from any source that is arm's length to the purchase or sale transaction. This may include personal loans, lines of credit, or lender credit. Loan payments must be included in the TDS calculation.
- Gifts or grants from any party that is arm's length to the transaction.

Ineligible Sources of Equity

- Sources that are not arm's length to the transaction, either directly or indirectly, are ineligible.

Ineligible sources include, but are not limited to: builder incentives or loans, Realtor[®]/mortgage broker incentives, or loans to the borrower that impact the property selling price.

Borrower Qualifications

- When the down payment is borrowed, payments must be included in the TDS.
- No third-party or non-occupying guarantors.
- Standard underwriting guidelines apply.
- 650–679 credit score: GDS 35%; TDS 42%
- 680+ credit score: GDS 35%; TDS 44%

Documentation Requirements

- Standard documentation.

Applicable Premiums

Loan-to-Value Ratio	Single Premium	Top-Up Premium
90.01%–95%	2.90%	4.25%

NOTE: Mortgage insurance premiums are non-refundable.

For more information, please call 1.877.244.8422 (1.877.AIGUG CA) today.

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