

Special Offers

Effective March 01, 2009

JUMBO, Stated Loan Programs, and Foreign Nationals

Full Income/Full Assets Verification Loan Program
Full Income/No Assets Verification Loan Program
Stated Income/Verified Assets Loan Program
Stated Income/Stated Assets Loan Program
No Income/No Assets Loan Program/Foreign Nationals

Full Income/Full Assets Verification Loan Program

If you are in a process of buying or refinancing your residential property, and you can verify your income, assets, and have a lot of reserves, Great Northern Mortgage will arrange financing on the following terms:

| | |
|-------------------------------|--|
| Type of Transaction | Purchase, Refinance (Cash out and No cash out) |
| Occupancy | Primary, Second Home |
| Type of Property | 1 – 4 Family, Condo |
| Property State | New York, Florida * |
| Maximum Loan to Value* | 75% to \$1,000,000 (Primary Residence, Purchase) 70% to \$1,500,000 (Primary Residence, Purchase) 60% to \$2,500,000 (Primary Residence, Purchase) 55% to \$750,000 (Second Home) |
| Maximum Loan Amount | See above |
| Type of Documentation | Full Income/Full Assets |
| Expected Interest Rate | Mid to High 4% |
| Interest Only | Available* |
| Minimum Credit Score | 700 to \$1,500,000 740 – greater than \$1,500,000 |
| Self-Employed or W2 | Both |

Please be advised that programs and guidelines maybe changed without any notice. Please always call us or complete our secure online application form to see if you would qualify.

* Call for details

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Full Income/No Assets Verification Loan Program

If you are in a process of buying or refinancing your residential property, and you can verify your income but you cannot verify your assets, Great Northern Mortgage will arrange financing on the following terms:

| | |
|-------------------------------|--|
| Type of Transaction | Purchase, Refinance (Cash out and No cash out) |
| Occupancy | Primary, Second Home |
| Type of Property | 1 Family only, Condo/PUD |
| Property State | New York, Florida |
| Maximum Loan to Value* | 70% to \$850,000 (Primary Residence, Non Condo) 65% to \$1,500,000 (Primary Residence, Non Condo) 60% to \$2,000,000 (Primary Residence, Non Condo) 50% to \$3,000,000 (Primary Residence, Non Condo) |
| Maximum Loan Amount | See above |
| Type of Documentation | Full Income/No Assets need to verify |
| Expected Interest Rate | Mid 4% - Low 5% |
| Interest Only | Available* |
| Minimum Credit Score | 650 for W2, 700 for 1099 for Primary Residence |
| Self-Employed or W2 | Both |

Please be advised that programs and guidelines maybe changed without any notice. Please always call us or complete our secure online application form to see if you would qualify.

* Call for details

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Stated Income/Verified Assets Loan Program

If you are in a process of buying or refinancing your residential property, and you cannot verify your income but you can verify your assets, Great Northern Mortgage will arrange financing on the following terms:

| | |
|-------------------------------|--|
| Type of Transaction | Purchase, Refinance (Cash out and No cash out) |
| Occupancy | Primary, Second Home, Investment Property |
| Type of Property | 1-4 Family, Condo |
| Property State | 5 Boroughs of NYC, Nassau, Suffolk, Westchester |
| Maximum Loan to Value | 75% to \$250,000 70% to \$750,000 65% to \$1,000,000 60% to \$1,500,000 55% to \$2,000,000 |
| Maximum Loan Amount | See above |
| Type of Documentation | Stated Income/Verified Assets. Must show 3 months bank statements and verify 6 months of Principal, Interest, Tax, and Insurance |
| Expected Interest Rate | Low-Mid 6% |
| Minimum Credit Score | 700-750 depending on the loan amount |
| Self-Employed or W2 | Both |

Please be advised that programs and guidelines maybe changed without any notice. Please always call us or complete our secure online application form to see if you would qualify.

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Stated Income/Stated Assets Loan Program

If you are in a process of buying or refinancing your residential property, and you cannot verify your income and assets, Great Northern Mortgage will arrange financing on the following terms:

| | |
|-------------------------------|--|
| Type of Transaction | Purchase, Refinance (Cash out and No cash out) |
| Occupancy | Primary, Second Home, Investment Property |
| Type of Property | 1-4 Family, Condo |
| Property State | New York only |
| Maximum Loan to Value | 50% (Lesser of Purchase price or Appraised Value) |
| Maximum Loan Amount | \$1,000,000 |
| Type of Documentation | Stated Income/Stated Assets |
| Expected Interest Rate | Low-Mid 6% |
| Minimum Credit Score | No minimum FICO, but lender looks at derogatory credit |
| Self-Employed or W2 | Both |

Please be advised that programs and guidelines maybe changed without any notice. Please always call us or complete our secure online application form to see if you would qualify.

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No Income/No Assets Loan Program/Foreign Nationals

If you are in a process of buying or refinancing your residential property, and you cannot verify your income and cannot verify your assets, Great Northern Mortgage will arrange financing on the following terms:

| | |
|---------------------------------------|--|
| Type of Transaction | Purchase, Refinance (Cash out and No cash out) |
| Occupancy | Primary, Second Home, Investment Property* |
| Type of Property | 1-4 Family, Condo, Coop |
| Property State | New York only |
| Maximum Loan to Value | 70% to \$1,000,000 (Purchase only) 65% to \$2,000,000 (Cash out – minus 5%) 55% to \$3,000,000 (Cash out – minus 5%) |
| Maximum Loan Amount | See above |
| Type of Documentation | No Income/No Assets need to be stated |
| Expected Interest Rate | 8-9% |
| Interest Only and 40 Year Term | Available* |
| Minimum Credit Score* | 601 – up to 50% Loan to Value 651 – up to 60% Loan to Value 700 – up to 70% Loan to Value |
| Self-Employed or W2 | Both |

Foreign Nationals: this program allows financing for individuals who are citizens of a country other than the US, who periodically visit or temporarily reside in the US and are buying a residence in which they will reside during their visits. Maximum loan amount for foreign nationals is \$1 million.

Please be advised that programs and guidelines maybe changed without any notice. Please always call us or complete our secure online application form to see if you would qualify.

* Call for details

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