

The image features a background of a city skyline with a prominent skyscraper on the left. In the foreground on the right, two hands in business suits are shaking. The Quontic Wholesale logo is centered on the left side, consisting of a stylized orange 'Q' icon followed by the word 'QUONTIC' in large orange letters and 'WHOLESALE' in smaller blue letters below it.

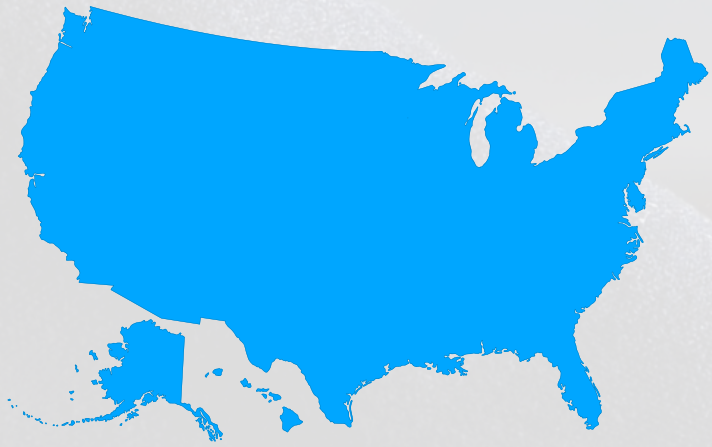
# QUONTIC<sup>®</sup>

## WHOLESALE

2026 Quontic Bank Holdings Corp. All rights reserved. Member FDIC. Equal Housing Lender. NMLS ID: 403503

Disclosure: All lending products are subject to credit & property approval. Rates, program terms & conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions & limitations apply. Information is accurate & effective as of February 18, 2026 & is subject to change without notice. Quontic Bank name & logo are registered trademarks. © 2026 Quontic Bank. All rights reserved.





### All 50 States

We serve all 50 states as a federally chartered digital bank.



### Community Focused

As a community focused bank, we lend to underserved communities and prime borrowers



### \$\$\$

As a bank we provide our own source of lending, which means that we're here to stay

# WHAT SETS QUONTIC APART FROM OTHERS?

- Average closing time: **20 days**
- **Lite Doc Programs:** Income is determined based on Quontic's specific P&L or VOE form
  - •**VOE is 5 simple questions** unlike lengthy FNMA VOE
  - •We give you a **Quontic specific P&L form**. No other lender does!
  - •**No business bank statement** EVER needed to validate P&L income
  - •**Unaudited** P&L allowed
  - **ITIN borrowers** allowed
- **Lite Doc Investor program** solves for DSCR ratio issues
- **No 4506T** or work number validation
- **FTHB allowed** on most programs
- Most programs allow **coops, condotels, and non-warrantable condos**
- **Limited reserves** and only **30 days seasoning** of assets to validate for most programs
- **100%** gift funds and gift of equity (excludes DSCR Standard)
- **Crypto allowed** for Asset Utilization



# HOW WE QUALIFY BORROWERS

We pivot based on borrower profile:

- **Lite Doc:** (Quontic VOE or P&L)
- **Asset Utilization:** (Assets ÷ 60 (after cash to close and reserves))
- **Investor Lite Doc Rental Income:**
  - Rental income for qualifying purposes; signed CPA/PTIN or EA letter or Quontic form listing all properties and gross rents, along with proof of any free-and-clear properties
- Turned down for DTI, tax returns, or income? Our flexible loan solutions are designed to provide options where traditional lenders have limitations.

# WHY DITCH STATEMENT LOANS?

## Bank Statement Loans


- Require 12–24 months of deposits
- Trigger deposit-by-deposit scrutiny
- Delay closings
- Create last-minute income reductions
- Limited or no NSF's allowed
- Explanations of declining income, paperwork nightmare
- Income calculation by UW differs from income at submission

## At Quontic

- Simple 5 question VOE based on annualized earnings (W2 or 1099 allowed)
- No bank statements needed to support P&L income
- Easy Asset Utilization Calculation
- DTIs up to 50%

# FNMA VOE:

\*Notice it asks a lot more questions and breakdown of Income. Most lenders that offer a VOE Program default to this.

 **Fannie Mae**

## Request for Verification of Employment

**Privacy Act Notice:** This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA); by 12 USC, Section 1701 et. seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD); and Title 42 USC, 1471 et. seq., or 7 USC, 1921 et. seq. (if USDA/FmHA).

**Instructions:** **Lender** – Complete items 1 through 7. Have applicant complete item 8. Forward directly to employer named in item 1.  
**Employer** – Please complete either Part II or Part III as applicable. Complete Part IV and return directly to lender named in item 2.  
**The form is to be transmitted directly to the lender and is not to be transmitted through the applicant or any other party.**

---

**Part I – Request**

1. To (Name and address of employer) \_\_\_\_\_ 2. From (Name and address of lender) \_\_\_\_\_

I certify that this verification has been sent directly to the employer and has not passed through the hands of the applicant or any other interested party.

3. Signature of Lender \_\_\_\_\_ 4. Title \_\_\_\_\_ 5. Date \_\_\_\_\_ 6. Lender's Number (Optional) \_\_\_\_\_

I have applied for a mortgage loan and stated that I am now or was formerly employed by you. My signature below authorizes verification of this information.

7. Name and Address of Applicant (include employee or badge number) \_\_\_\_\_ Signature of Applicant \_\_\_\_\_

---

**Part II – Verification of Present Employment**

9. Applicant's Date of Employment \_\_\_\_\_ 10. Present Position \_\_\_\_\_ 11. Probability of Continued Employment \_\_\_\_\_

12A. Current **Gross** Base Pay (Enter Amount and Check Period) \_\_\_\_\_ Personnel Only  
 Annual  Hourly  Grade \_\_\_\_\_  
 Monthly  Other (Specify) \_\_\_\_\_ Type \_\_\_\_\_ Monthly Amount \_\_\_\_\_  
 Weekly \_\_\_\_\_

14. If Overtime or Bonus is Applicable, Is its Continuance Likely?  
 Overtime  Yes  No  
 Bonus  Yes  No

15. If paid hourly – average hours per week \_\_\_\_\_

16. Date of applicant's next pay increase \_\_\_\_\_

17. Projected amount of next pay increase \_\_\_\_\_

18. Date of applicant's last pay increase \_\_\_\_\_

19. Amount of last pay increase \_\_\_\_\_

12B. Gross Earnings				Base Pay	
Type	Year To Date	Past Year	Past Year	Rations	\$
Base Pay	Thru _____	\$ _____	\$ _____	Flight or Hazard	\$ _____
Overtime	\$ _____	\$ _____	\$ _____	Clothing	\$ _____
Commissions	\$ _____	\$ _____	\$ _____	Quarters	\$ _____
Bonus	\$ _____	\$ _____	\$ _____	Pro Pay	\$ _____
				Overseas or Combat	\$ _____
Total	\$ 0.00	\$ 0.00	\$ 0.00	Variable Housing Allowance	\$ _____

20. Remarks (If employee was off work for any length of time, please indicate time period and reason) \_\_\_\_\_

---

**Part III – Verification of Previous Employment**

21. Date Hired \_\_\_\_\_ 23. Salary/Wage at Termination Per (Year) (Month) (Week) \_\_\_\_\_  
 Base \_\_\_\_\_ Overtime \_\_\_\_\_ Commissions \_\_\_\_\_ Bonus \_\_\_\_\_

22. Date Terminated \_\_\_\_\_

24. Reason for Leaving \_\_\_\_\_ 25. Position Held \_\_\_\_\_

---

**Part IV – Authorized Signature** - Federal statutes provide severe penalties for any fraud, intentional misrepresentation, or criminal connivance.

# QUONTIC VOE:

- \*Only 5 questions
  - \*Notice we only ask for **Current Gross Annual Earnings (All Sources)**
  - \***No** tax returns, W2s, **no** paystubs, **no** 1099s
- Must Verify:**
- Minimum 2 years employment
  - Current position/title
  - Current income
  - Signed by employer
  - Family-owned business → CPA must complete



## Verification of Employment Form

TO: \_\_\_\_\_ FROM: **Quontic Bank**  
**31-05 Broadway**  
**Astoria, NY 11106**

Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_

Requestor Name (Print) \_\_\_\_\_ Position \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Name and Address of Applicant: \_\_\_\_\_ \*See attached borrower's authorization

To Be Completed By Employer / Company Accountant (if employed by family):

Applicant's Date of Employment: \_\_\_\_\_

Present Position: \_\_\_\_\_

**Current Gross Annual Earnings (all sources):** \_\_\_\_\_

Probability of Continued Employment: Does \_\_\_\_\_

Applicant Have Any Ownership in Business: No \_\_\_\_\_ Yes \_\_\_\_\_; \_\_\_\_\_%

**Authorized Signature:**

Signature of Employer / Company Accountant \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Print Name of Signor \_\_\_\_\_ Phone Number \_\_\_\_\_

Federal statutes provide severe penalties for any fraud, intentional misrepresentation, or criminal connivance or conspiracy purposed to influence the issuance of any guaranty or insurance by the VA Secretary, the U.S.D.A, FhHA/FHA Commissioner, or the HUD/CPD Assistant Secretary.

\*FOR INTERNAL BANK USE ONLY\*



# QUONTIC P&L:

\*Notice this is a very easy to follow form and ability to add back borrowers Comp/Wages to the Income Calculation.

Prepared by accountant, PTIN, or enrolled agent

## Tax Professional Must Provide:

- Quontic's 12-month Profit & Loss form
- Funding must occur within 90 days of the 12-month P&L period-end date
- Signed & dated
- On firm letterhead
- Valid PTIN, CPA certification or EA (IRS website) required
- No exculpatory language

## Tax Professional Letter Must Confirm:

- Length of relationship
- Borrower ownership %
- Business inception date
- Business in good standing

## Additional Controls:

- Business existence validation required
- Tax professional validity verification required



## 12-Month Profit & Loss Statement

### BORROWER'S BUSINESS INFORMATION

Principal Name:	Company Name:
Business Address:	Business City, State, Zip:
Business Phone:	Business Website:
Business Email:	

### TO BE COMPLETED BY ACCOUNTANT/CPA/TAX PREPARER/ENROLLED AGENT

Time Period Covered: From:  To:  *(Must cover at least 12 months. Period end must be within 90 days of mortgage closing.)*

\$ Gross Income / Sales / Receipts:	\$ Cost of goods sold:	\$ Gross Profit:
\$ 0.00	\$ 0.00	\$ 0.00

### EXPENSES

Total Officers'/ Owners' Compensation:	0.00	Total Expenses:	\$ 0.00
Employee Wage Salaries:	0.00	Net Profit:	\$ 0.00
Accounting Fees:	0.00	Borrower's Ownership Percentage (%):	100.00
Advertising:	0.00	Borrower's Business Income:	\$ 0.00
Automobile Loan/ Lease:	0.00	Add back Borrower's Comp/Wages:	0.00
Bank Service Charges:	0.00	Total Qualifying Income:	\$ 0.00
Insurance Expense:	0.00		
Legal Fees:	0.00		
Interest Expense:			
Meals and Entertainment:			
Office Supplies:	0.00		
Payroll Expenses:	0.00		
Taxes Permits & Licenses:	0.00		
Rent:	0.00		
Repairs & Maintenance:			
Telephone & Internet Expense:	0.00		
Travel Expense:	0.00		
Utilities:	0.00		
Other:	0.00		

Preparer Signature:	<input type="text"/>	Date:	<input type="text"/>
---------------------	----------------------	-------	----------------------

**BORROWER'S BUSINESS INFORMATION**

Principal Name:	Company Name:
Business Address:	Business City, State, Zip:
Business Phone:	Business Website:
Business Email:	

**TO BE COMPLETED BY ACCOUNTANT/CPA/TAX PREPARER/ENROLLED AGENT**

**BORROWER INFORMATION**

Borrower's Position/Title	
Percentage of Ownership	
Borrower's Business Inception Date	
Type of Business or Line of Work the Company is involved in	
Is the business in good standing?	Select
From the date of this form, has the business operated at a loss in the past 12 months?	Select
If using business funds to close, would withdrawals from business accounts have an adverse impact on the business?	Select

**PREPARER'S INFORMATION**

Preparer Name:	
Preparer Title:	
Length of Relationship with Borrower:	Did Preparer file Borrower's latest Tax Return? Select
Company Name:	
Address:	
Phone:	
Email:	
PTIN:	
CPA License/Certif Number:	
Preparer Signature:	Date:

**Please Be Advised**  
Verification and Validation page will be completed by Quontic during the mortgage process.  
Quontic may contact or request additional information from the Preparer as needed.

# QUONTIC SELF-EMPLOYMENT LETTER

\*To be completed by Accountant/  
CPA/ Tax Preparer/ Enrolled Agent

# PRODUCT OVERVIEW

## Owner Lite Doc

- Salaried: VOE of current income only
- Self-employed: 12 month CPA/PTIN/EA prepared P&L
- No 24 months of statements
- No expense-factor math
- No recalculating income

## Owner Asset Utilization

- Qualify using assets not income
- No bank statement analysis
- Crypto allowed
- Just assets ÷ 60

## Owner ITIN

- No tax returns or W2s needed to qualify
- No SSN needed
- \$1MM loan amount
- Qualify with CPA/PTIN/EA prepared PTIN or VOE of current income only

## Investor Lite Doc

- No income docs, no bank statements
- If the property cash flows, it qualifies
- Ideal for scaling rental portfolios
- 1-4 units, condos, co-ops, and PUDs

## Investor Asset Utilization

- Qualify using assets not income
- No bank statement analysis
- Just assets ÷ 60

## Investor ITIN

- Loan amounts up to \$1MM
- 1-4 units, condos, PUDs
- Subject property does not need positive cash flow

## Investor Foreign National

- No U.S. credit history required
- Minimum 1.10x DSCR
- 1-4 units, condos, PUDs
- No credit or reference letters required

## Investor DSCR Standard

- First time homebuyers and borrowers who do not own a primary residence are eligible
- Minimum 1.00x or higher DSCR
- Qualify using subject property income ONLY

## Investor DSCR +

- Minimum 1.10x or higher DSCR
- No DTI or global calculated
- Gross Rental Income less vacancy factor, minus operating expense, divided by P&I

## HELOAN Lite Doc

- Owner-Occupied, Second Home, & Investor Properties
- No tax returns or W2s to qualify

## HELOAN Full Doc

- CLTV up to 85%
- No minimum reserve requirement

# OWNER-OCCUPIED PROGRAMS



# LITE DOC OWNER-OCCUPIED

## Income verification

- ✓ **Self-employed:** 12 month PTIN or Accountant prepared P&L
- ✓ **Salaried:** Quontic VOE of current income only
- ✓ No tax returns or W2s required.

## Asset verification

- ✓ **1 month** bank statement (covering at least 30 days)
- ✓ **100% gift funds** allowed for down payment and closing costs
- ✓ Cash-out proceeds may be used towards reserves

## Borrower qualification

- ✓ Minimum **660 FICO score**
- ✓ Up to **50% DTI**

## Program highlights

- ✓ Purchase & rate/term refinance up to **80% LTV**
- ✓ Cash-out refinance up to **80% LTV**, up to \$1,500,000 cash-in-hand Proceeds
- ✓ 1-4 units, condos, coops, PUDs
- ✓ Second homes allowed
- ✓ Loan amounts up to **\$3,000,000**
- ✓ Flexible terms
- ✓ Interest only option available on all loan terms except 15 year fixed

# ITIN OWNER-OCCUPIED

## Income verification

- ✓ **Self-employed:** 12 month PTIN or Accountant prepared P&L
- ✓ **Salaried:** Quontic VOE of current income only
- ✓ No tax returns or W2s required.
- ✓ Lite Doc only

## Asset verification

- ✓ **1 month** bank statement (covering at least 30 days)
- ✓ **100% gift funds** allowed for down payment and closing costs
- ✓ Cash-out proceeds may be used towards reserves

## Borrower qualification

- ✓ Minimum **660 FICO** score
- ✓ Up to **50% DTI**

## Program highlights

- ✓ Loan amounts up to **\$1,000,000**
- ✓ Purchase up to **80% LTV**
- ✓ Rate/Term Refinance up to **80% LTV**
- ✓ Cash-out refinance up to **75% LTV**
- ✓ Up to \$1,000,000 cash-in-hand proceeds
- ✓ Primary and second homes allowed
- ✓ No coops

# ASSET UTILIZATION OWNER-OCCUPIED

## Income verification

- ✓ No statement of employment on 1003. No employment documentation or verification required.
- ✓ Qualifying monthly income = Post-closing assets x Utilization factor (see guidelines) ÷ 60 months.
- ✓ No tax returns or W2s required. Not a bank statement program.

## Asset verification

- ✓ 1 month bank statement (covering at least 30 days) for each asset used to qualify income
- ✓ 100% gift funds allowed for down payment and closing costs
- ✓ Cash-out proceeds may be used towards reserves only (cannot be applied to income calculation)

## Borrower qualification

- ✓ Minimum 700 FICO
- ✓ Up to 50% DTI

## Program highlights

- ✓ Purchase & rate/term refinance up to 80% LTV
- ✓ Cash-out refinance up to 80% LTV, Up to \$1,500,000 cash-in-hand proceeds
- ✓ 1-4 units, condos, coops, PUDs
- ✓ Loan amounts up to \$3,000,000
- ✓ Minimum 700 FICO
- ✓ 5/6m ARM , 7/6m ARM , 15 or 30 year fixed
- ✓ Interest only option available on all loan terms except 15 year fixed
- ✓ First-time homebuyers eligible, no LTV restriction

# ASSET UTILIZATION OWNER-OCCUPIED

## Eligible Assets & Utilization Factors

Account Type	Percentage We Can Use
Checking / Savings / Money Market / CD	100% of value
Brokerage / Mutual Funds / Publicly Traded Stocks & Bonds	90% of vested value
Crypto Currency	40% of US Dollar value
Retirement / IRA / Roth (Borrower < 59½ yrs)	70% of vested value
Retirement / IRA / Roth (Borrower ≥ 59½ yrs)	90% of vested value



# INVESTOR PROGRAMS

# LITE DOC INVESTOR

## Income verification

- ✓ **Self-employed:** 12 month PTIN or Accountant prepared P&L
- ✓ **Salaried:** Quontic VOE of current income only
- ✓ No tax returns or W2s required. Not a bank statement program.
- ✓ Subject property does not need positive cash flow
- ✓ Up to **50% DTI**

## Asset verification

- ✓ **1 month** bank statement (covering at least 30 days)
- ✓ **100% gifts** allowed for down payment and closing costs
- ✓ Cash-out proceeds may be used towards reserves

## Program highlights

- ✓ Purchase & rate/term refinance up to **80% LTV**
- ✓ Cash-out refinance up to **75% LTV**, \$1,500,000 cash-out funds
- ✓ 1-4 units, condos, PUDs
- ✓ Loan amounts up to **\$3,000,000**
- ✓ Minimum **660 FICO**
- ✓ 5/6 ARM , 7/6 ARM , 15 or 30 year fixed
- ✓ Subject properties located in the following States are limited to ARM products ONLY: AK, DC, IL\*, KS, MI, NJ\*, NM, RI, PA
- ✓ Interest only option available on all loan terms except 15 year fixed.
- ✓ Corporations and LLCs accepted
- ✓ First time home buyers eligible

*\* Fixed Rate Options available to properties located in IL & NJ for loans that are closed and vested in the name of a C-Corp or S-Corp*

# ITIN INVESTOR

## Income verification

- ✓ **Self-employed:** 12 month PTIN or Accountant prepared P&L
- ✓ **Salaried:** Quontic VOE of current income only
- ✓ No tax returns or W2s required.
- ✓ Lite Doc only
- ✓ Subject property does not need positive cash flow

## Asset verification

- ✓ **1 month** bank statement (covering at least 30 days)
- ✓ **100% gift** funds allowed for down payment and closing costs
- ✓ Cash-out proceeds may be used towards reserves

## Borrower qualification

- ✓ Minimum **660 FICO** score
- ✓ Up to **50% DTI**

## Program highlights

- ✓ Purchase & Rate/Term Refinance up to **75% LTV**
- ✓ Cash-out refinance up to **70% LTV**
- ✓ Loan amounts up to **\$1,000,000**
- ✓ No coops
- ✓ Cannot own more than 5 properties

# ASSET UTILIZATION INVESTOR

## Income verification

- ✓ No statement of employment on 1003. No employment documentation or verification required.
- ✓ Qualifying monthly income = Post-closing assets x Utilization factor (see guidelines) ÷ 60 months.
- ✓ No tax returns or W2s required. Not a bank statement program.
- ✓ Up to 50% DTI
- ✓ Subject property does not need positive cash flow

## Asset verification

- ✓ 1 month bank statement (covering at least 30 days)
- ✓ 100% gifts allowed for down payment and closing costs only
- ✓ Cash-out proceeds may be used towards reserves

## Program highlights

- ✓ Purchase & rate/term refinance up to 80% LTV
- ✓ Cash-out refinance up to 75% LTV, \$1,500,000 cash-out funds
- ✓ 1-4 units, condos, PUDs
- ✓ Loan amounts up to \$3,000,000
- ✓ Minimum 700 FICO
- ✓ 5/6 ARM , 7/6 ARM , 15 or 30 year fixed
- ✓ Subject properties located in the following States are limited to ARM products ONLY: AK, DC, IL\*, KS, MI, NJ\*, NM, RI, PA
- ✓ Interest only option available on all loan terms except 15 year fixed.
- ✓ Corporations and LLCs accepted
- ✓ First time home buyers eligible, no LTV restriction

\* Fixed Rate Options available to properties located in IL & NJ for loans that are closed and vested in the name of a C-Corp or S-Corp

# DSCR STANDARD INVESTOR

## Qualification

- ✓ Qualify using **subject property income ONLY**
- ✓ Minimum **1.00x or higher DSCR**
- ✓ **Rent divided by PITI(A)**. No vacancy factor, no operating expenses, no management fee, no replacement reserves.
- ✓ **No DTI<sup>1</sup> or global** calculated
- ✓ No tax returns or W2s required. Not a bank statement program.
- ✓ No statement/verification of income or employment required

## Asset verification

- ✓ **1 month** bank statement (covering at least 30 days)
- ✓ Cash-out proceeds may be used towards reserves<sup>2</sup>
- ✓ Gift funds allowed for down payment and closing costs (after borrower has documented a **10% minimum** borrower contribution)

## Program highlights

- ✓ Purchase & rate/term refinance up to **75% LTV**
- ✓ Cashout up to **70% LTV**
- ✓ Cash-out refinance max **\$500,000** cash in hand
- ✓ 1-4 units, condos and PUDS
- ✓ Loan amounts up to **\$2M**
- ✓ Minimum **700 FICO**
- ✓ 5/6 ARM , 15 or 30 year fixed
- ✓ Corporations and LLCs accepted
- ✓ First time homebuyers and borrowers who do not own a primary residence are eligible; must do the loan in the name of a Corp or LLC
- ✓ Subject properties located in the following States are limited to ARM products ONLY: AK, DC, IL\*, KS, MI, MN, NJ\*, NM, RI, PA

*\* Fixed Rate Options available to properties located in IL & NJ for loans that are closed and vested in the name of a C-Corp or S-Corp*

# DSCR PLUS INVESTOR

## Qualification

- ✔ Qualify using **subject property income ONLY**
- ✔ Minimum **1.10x or higher** DSCR
- ✔ No DTI<sup>1</sup> or global calculated
- ✔ No tax returns or W2s required. Not a bank statement program.
- ✔ No statement/verification of income or employment required
- ✔ **Gross Rental Income less vacancy factor, minus operating expense, divided by P&I**

## Asset verification

- ✔ **1 month** bank statement (covering at least 30 days)
- ✔ Cash-out proceeds may be used towards reserves
- ✔ **100% Gift funds** allowed for down payment and closing costs

## Program highlights

- ✔ Purchase & rate/term refinance up to **75% LTV**
- ✔ Cash-out refinance max **\$500,000** cash in hand
- ✔ 1-4 units, condos and PUDS
- ✔ Loan amounts up to **\$2M**
- ✔ Minimum **680 FICO**
- ✔ 5/6 ARM , 7/6 ARM , 15 or 30 year fixed
- ✔ Subject properties located in the following States are limited to ARM products ONLY: AK, DC, IL\*, KS, MI, NJ\*, NM, RI, PA
- ✔ Qualify with interest only payment
- ✔ Corporations and LLCs accepted
- ✔ First time homebuyers eligible

*\* Fixed Rate Options available to properties located in IL & NJ for loans that are closed and vested in the name of a C-Corp or S-Corp*

# FOREIGN NATIONAL INVESTOR

## Income verification

### DSCR:

- ✓ Qualify using subject property income ONLY
- ✓ Minimum 1.10x DSCR
- ✓ No statement or verification of income or employment required!
- ✓ Not a bank statement program.
- ✓ Gross Rental Income less vacancy factor, minus operating expense, divided by P&I

## Asset verification

- ✓ 1 month bank statement (covering at least 30 days)
- ✓ All funds to close must be wired in a U.S. bank prior to closing. Seasoning of funds is not required.
- ✓ 100% gifts allowed for down payment and closing costs
- ✓ Cash-out proceeds may be used towards reserves

## Program highlights

- ✓ True Foreign Nationals only. Borrower cannot live or work in the US
- ✓ Borrowers must have valid passport and Visa (if applicable).
- ✓ U.S. based corporations and LLCs accepted.
- ✓ Cash-out refinance up to 60% LTV, \$500,000 cash-out funds
- ✓ 1-4 units, condos, PUDs
- ✓ Loan amounts up to \$2,000,000
- ✓ No credit or reference letters required
- ✓ 5/6 ARM , 7/6 ARM , 15 or 30 year fixed options available
- ✓ Properties located in the following states are ineligible: AK, DC, IL\*, KS, MI, MN, NJ\*, NM, RI, PA
- ✓ Interest only option available on all loan terms except 15 year fixed.

\* Fixed Rate Options available to properties located in IL & NJ for loans that are closed and vested in the name of a C-Corp or S-Corp

\*\* 2-4 unit properties located in IL & NY are ineligible

An aerial photograph of a residential neighborhood, likely in the UK, showing rows of brick houses with dark roofs. The houses are arranged in a grid-like pattern with some green spaces and trees interspersed. The lighting is soft, suggesting early morning or late afternoon. The text 'HELOAN (Home Equity Loan)' is overlaid in the center in a large, white, sans-serif font.

# HELOAN (Home Equity Loan)

# HELOAN LITE DOC

## Income Verification

- ✓ **Self-employed:** 12 Month CPA / accountant prepared P&L
- ✓ **Salaried:** Quontic VOE of current income only
- ✓ No tax returns or W2s required. Not a bank statement program.

## Asset Verification

- ✓ **1 month** bank statement (covering at least 30 days)
- ✓ **Reserves:**
  - Less than or equal to 65% CLTV = 0 months
  - Greater than 65% CLTV = 3 months
- ✓ Cash-out proceeds cannot be used towards reserves; Reserves must come from borrower funds

## Borrower Qualification

- ✓ Minimum **680 FICO** score
- ✓ Up to **50% DTI**

## Other Program Highlights

- ✓ **CLTVs**
  - Primary: 80%
  - Secondary: 65%
  - Investor: 75%
- ✓ 1-4 units, condos, PUDs
- ✓ Loan amounts up to **\$500,000** (minimum \$100,000\*)
- ✓ 15 or 30 year fixed
- ✓ Owner-Occupied, Second Home, & Investor Properties
- ✓ Limited Title Policy Option Available

# HELOAN FULL DOC

## Income Verification

- ✔ **Full verification** required
- ✔ Standard Fannie Mae / Freddie Mac guidelines, which include pay stubs, W2s, and tax returns

## Asset Verification

- ✔ Standard Fannie Mae / Freddie Mac guidelines
- ✔ **No minimum reserve** requirement

## Borrower Qualification

- ✔ Minimum **680 FICO**
- ✔ Up to **50% DTI** (Primary), **45%** (2nd/Investor)

## Other Program Highlights

- ✔ CLTV up to **85%**
- ✔ Loan amounts up to **\$500,000** (minimum \$100,000)
- ✔ 15 Year and 30 Year Fixed Option
- ✔ **No reserves** required
- ✔ Primary Residence, 2nd Home & Investment
- ✔ Not Eligible for Properties located in Texas and Tennessee

# QUONTIC OWNER-OCCUPIED COMPARISON CHART

	OO - LITE DOC	OO - LITE DOC - ITIN	OO - ASSET UTILIZATION
Max LTV Purchase/R&T	80%	80%	80%
Max LTV Cash-Out	80%	75%	80%
Min FICO	660	660	700
Loan Amount	Up to \$3,000,000	Up to \$1,000,000	Up to \$3,000,000
Reserves (months)	LTV ≤ 65% = 0 LTV > 65% = 3	LTV ≤ 65% = 0 LTV > 65% = 3	LTV ≤ 65% = 0 LTV > 65% = 3
Min DSCR	N/A	N/A	N/A
Max DTI	50%	50%	50%
Housing Lates Allowed	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months
Non Warrantable Condo/Coop Max LTV (Purchase & R/T)	75%	75%	75%
2nd Home Max LTV (Purchase & R/T)	75%	75%	75%
Tradeline Requirements	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months
FTHB	Yes	Yes	Yes
First Time Investor	N/A	N/A	N/A
Employment/Income 1003	Yes; wage earner or self-employed	Yes; wage earner or self-employed	N/A
4506-C Required	No	No	No
I/O Available	Yes	No	Yes
Cashout Max Cash-in-Hand	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,000,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000
Gift Funds Allowed	Yes	Yes	Yes
Pre-Payment Penalty	No	No	No

# QUONTIC INVESTOR COMPARISON CHART

	INV - LITE DOC	INV - LITE DOC - ITIN	INV - ASSET UTILIZATION	INV - DSCR - STANDARD	INV - DSCR - PLUS	INV - FOREIGN NATIONAL - DSCR PLUS
Max LTV Purchase/R&T	80%	75%	80%	75%	75%	75%
Max LTV Cash-Out	75%	70%	75%	70%	70%	60%
Min FICO	660	660	700	700	680	N/A
Loan Amount	Up to \$3,000,000	Up to \$1,000,000	Up to \$3,000,000	Up to \$2,000,000	Up to \$2,000,000	Up to \$2,000,000
Reserves (months)	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	\$LA ≤ \$500,000 = 3 \$LA \$500,001-\$1,500,000 = 6 \$LA > \$1,500,000 = 12	12
Min DSCR	N/A	N/A	N/A	1.00x	1.10x	1.10x
Max DTI	50%	50%	50%	N/A	N/A	N/A
Housing Lates Allowed	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months	0x30 last 12 months
Non Warrantable Condo Max LTV (Purchase & R/T)	75%	75%	75%	75%	75%	65%
2nd Home Max LTV (Purchase & R/T)	N/A	N/A	N/A	N/A	N/A	N/A
Tradeline Requirements	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	3 reported for at least 12 months, OR 2 reported for 24 months	N/A
FTHB	Yes	Yes	Yes	Yes	Yes	Yes
First Time Investor	Yes	Yes	Yes	Yes	Yes	Yes
Employment/Income 1003	Yes; wage earner or self-employed	Yes; wage earner or self-employed	N/A	N/A	N/A	N/A
4506-C Required	No	No	No	No	No	No
I/O Available	Yes	No	Yes	Yes	Yes	Yes
Cashout Max Cash-in-Hand	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,000,000 LTV > 60% = \$750,000	LTV ≤ 60% = \$1,500,000 LTV > 60% = \$750,000	\$500,000	\$500,000	\$500,000
Gift Funds Allowed	Yes	Yes	Yes	Yes	Yes	Yes
Pre-Payment Penalty	Yes	Yes	Yes	Yes	Yes	Yes

# HELOAN COMPARISON CHART

	LITE DOC	FULL DOC
Minimum Loan Amount	\$100,000 (\$200,000 in TX)	\$100,000
Maximum Loan Amount	\$500,000	\$500,000
Max CLTV	80%	85%
Max Cash-Out	Unlimited	Unlimited
Min FICO	680	680
Occupancy	Primary; Second Home; Investor	Primary; Second Home; Investor (not eligible for Non-Perm Residents)
Max Combined Loan Amount (1st + 2nd UPB)	Primary Residences: \$3,000,000 Second-Home: \$2,000,000 Investment Properties: \$3,000,000	\$2,500,000
Reserves (PITIA)	CLTV<=65% = 0 months CLTV>65% = 3 months **Cannot use Cash-out proceeds towards Reserves. Reserves must come from borrower funds.**	None
Max DTI	All Occupancies = 50%	Primary = 50% Second Home = 45% Investor = 45%
Housing Lates Allowed	0x30 last 12 months	0x30 last 12 months
Warrantable Condo-Max CLTV	80%	80%
Non Warrantable Condo-Max CLTV	70%	N/A
Coops	N/A	N/A
Tradeline Requirements	3 reported for at least 12 months or 2 reported for at least 24 months	Follow Fannie/Freddie Guidelines
Employment / Income Verification	QB Written VOE or 12-Month Accountant-Prepared P&L	Follow Fannie/Freddie Guidelines
Asset Requirements	One-month (30 days) most recent bank statement	Follow Fannie/Freddie Guidelines
State Eligibility	All 50 States	Not Eligible in Texas and Tennessee
Borrower Eligibility	Not Eligible for ITIN and FN Borrowers	Not Eligible for ITIN and FN Borrowers
4506-C Required	No	Yes
I/O Available	No	No
Rural Properties	Case-by-Case	No
CLTV Basis	Lesser of the appraised value and the purchase price for properties owned less than 6 months.	Lesser of the appraised value and the purchase price for properties owned less than 12 months.
Appraisal	Full interior/exterior appraisal is required.	Full interior/exterior appraisal is required.
Declining Markets	Maximum CLTV will be reduced by 5%.	Maximum CLTV will be reduced by 10%.
Title Report	<ul style="list-style-type: none"> <li>For loan amounts less than or equal to \$400,000:                             <ul style="list-style-type: none"> <li>Owner's &amp; Encumbrance Report verifying and validating the senior lien; or</li> <li>ALTA Standard Coverage Policy.</li> </ul> </li> <li>For loan amounts great than \$400,000:                             <ul style="list-style-type: none"> <li>ALTA Standard Coverage Policy insuring the second lien amount.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>For loan amounts less than or equal to \$250,000:                             <ul style="list-style-type: none"> <li>Owner's &amp; Encumbrance Report verifying and validating the senior lien; or</li> <li>ALTA Standard Coverage Policy; or</li> <li>ALTA Residential Limited Coverage Junior Loan Policy</li> </ul> </li> <li>For loan amounts great than \$250,000:                             <ul style="list-style-type: none"> <li>ALTA Standard Coverage Policy insuring the second lien amount.</li> </ul> </li> </ul>
Foreclosures	7 years from event	4 years from event
All Other Significant Derogatory Credit Events	4 years from event	4 years from event
Pre-pay penalty	No	No

# GET IN TOUCH

Have questions about Quontic's loan products, your client's loan or something else? Just call or email me and I will reach out to you as soon as possible.



**Peter Markou**  
VP/Senior Mortgage  
Lending Officer  
NMLS: 65013



Phone: 516-426-7999



[pmarkou@quonticbank.com](mailto:pmarkou@quonticbank.com)



[quonticwholesale.com](http://quonticwholesale.com)



# **QUONTIC** WHOLESALE

2026 Quontic Bank Holdings Corp. All rights reserved. Member FDIC. Equal Housing Lender. NMLS ID: 403503

Disclosure: All lending products are subject to credit & property approval. Rates, program terms & conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions & limitations apply. Information is accurate & effective as of February 18, 2026 & is subject to change without notice. Quontic Bank name & logo are registered trademarks. © 2026 Quontic Bank. All rights reserved.

