



## IMPORTANT REMINDER

### BULLETIN 12 04162025

**Issued to:** All Channels

**Date:** April 16, 2025

**Subject:** Sharp N ALT Doc and DSCR Program Revamp

**Effective:** Immediately

FCM TPO is pleased to announce that Sharp N program offerings are now listed separately.

**Updates to Sharp N DSCR:**

- Improved Pricing
- LN AMTs up to \$2.0MM
- MIN FICO 720
- MAX LTV 80%
- MIN DSCR 1.0
- 1.15 MIN - Short Term Rentals
- 1.25 MIN - First-Time Investors
- Terms – 30 YR FX and 30 YR I/O
- Transactions available – Purchase, Rate & Term and Cash-Out

**Updated to Sharp N Full / ALT Doc:**

- Improved Pricing
- LN AMTs up to \$3.0MM
- MIN FICO 680
- MAX LTV 80%
- MAX DTI 50% - DTIs >43% requires a MIN FICO of 740
- Terms - 30 YR FX and 30 YR I/O
- I/O MIN FICO 700
- Eligible Doc Types: Full Doc - 1 or 2 YR Full Doc | ALT Doc - 12/24 Business & Personal Bank Statements/ 1099/ Assets as income
- Borrower must be Self-Employed a MIN 2 years
- Borrowers must be self-employed and business in existence for a MIN of two years

For complete program details and updates refer to the SHARP program matrices in the FUEL Resource Center.

Should you have any questions, please contact your Account Executive.

We appreciate your business!