



AMERICAN  
GENERAL  
MORTGAGE  
CORPORATION

1100 E. BROADWAY SUITE #300  
GLENDALE, CA 91205  
TEL: (800) 757-1983, (818) 240-1983  
FAX (818) 240-1109  
WWW.AGMCONNECT.COM

MORTGAGE BANKERS

## ACE PROGRAM

Full/Alt Owner-Occupied			
Max. Loan Amount	Min. Credit Score	Max. CLTV (%)	Units
\$400,000	700	89.99	1-2
\$150,000	660	89.99	1-2
\$100,000	640	89.99	1-2
\$250,000	740	89.99	3-4
\$200,000	700	89.99	3-4
\$150,000	680	89.99	3-4
\$1,000,000[1]	740	80	1-2
\$750,000	720	80	1-2
\$500,000	700	80	1-2
\$300,000	640	80	1-2
\$500,000	700	80	3-4
\$250,000	680	80	3-4
\$750,000	700	75	1-2
\$1,000,000[1]	700	70	1-2
\$500,000	680	70	3-4
\$300,000	660	70	3-4

Restrictions for Owner-Occupied Primary Residence:

- [1] Loan amounts greater than \$500,000
  - Full documentation is required.
  - SFRs, PUDs, and Condos only.



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M O R T G A G E   B A N K E R S

**Full/Alt**  
**Second Home**

Max. Loan Amount	Min. Credit Score	Max. CLTV	Units
\$200,000	700	89.99	1
\$150,000	680	89.99	1
\$500,000	700	80	1
\$250,000	660	80	1
\$150,000	640	80	1
\$750,000[1][2]	700	70	1

- [1]Cash Out Refinance:
  - \$500,000 maximum loan amount
- [2]Loans greater than \$500,000
  - Full Doc Only.

**Full/Alt**  
**Investment**

Max. Loan Amount	Min. Credit Score	Max. CLTV	Units
\$200,000	700	80	1-2
\$250,000	700	70	1-2
\$100,000	700	70	3-4

**Stated**  
**Owner-Occupied**

Max. Loan Amount	Min. Credit Score	Max. CLTV (%)	Units
\$250,000	740	80	1-2
\$200,000	700	80	1-2
\$150,000	680	80	1-2
\$200,000	700	80	3-4
\$350,000	700	70	1-2

**Stated**  
**Second Home**

Max. Loan Amount	Min. Credit Score	Max. CLTV (%)	Units
\$200,000	700	80	1

The above matrixes are intended for broker use only and are not intended for distribution to the general public. All Rates, terms and parameters are subject to change without prior notice. The above matrixes are only a summary.  
Last Updated: 11/28/07



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Additional Criteria	
<b>Term</b>	<ul style="list-style-type: none"> <li>• 25 Years</li> </ul>
<b>Interest-Only Draw Period</b>	<ul style="list-style-type: none"> <li>• 10-year draw period. *Five-year initial draw period with a 5-year renewal option at AGMC's discretion (period in which the borrower may access funds), with interest-only minimum payment option.</li> </ul>
<b>Repayment Period</b>	<ul style="list-style-type: none"> <li>• 15-year repayment period. Each payment includes 1/180<sup>th</sup> of outstanding principal at the end of the draw period, plus interest.</li> </ul>
<b>Mortgage History</b>	<ul style="list-style-type: none"> <li>• Credit Score <math>\geq</math> 720 <ul style="list-style-type: none"> <li>◦ All Doc Types: 0x30 in 24 months.</li> </ul> </li> <li>• Credit Score 680-719 <ul style="list-style-type: none"> <li>◦ All Doc Types: 0x30 in 12 months.</li> </ul> </li> <li>• Credit Score: 640-679 <ul style="list-style-type: none"> <li>◦ 1x30 in 12 months.</li> </ul> </li> </ul>
<b>Consumer Lates</b>	<ul style="list-style-type: none"> <li>• Credit Score <math>\geq</math> 660: <ul style="list-style-type: none"> <li>◦ No Limit/credit score must be met</li> </ul> </li> <li>• Credit Score <math>&lt;</math> 660: <ul style="list-style-type: none"> <li>◦ 3x30 in 12 months.</li> </ul> </li> </ul>
<b>Consumer Credit Counseling</b>	<ul style="list-style-type: none"> <li>• Greater than 2 years and re-established credit.*</li> </ul>
<b>Bankruptcy and Foreclosure</b>	<ul style="list-style-type: none"> <li>• Credit Score <math>\geq</math> 720 <ul style="list-style-type: none"> <li>◦ Greater than 7 years and re-established credit.*</li> </ul> </li> <li>• Credit Score 680-719 <ul style="list-style-type: none"> <li>◦ Greater than 5 years and re-established credit.*</li> </ul> </li> <li>• Credit Score: 640-679 <ul style="list-style-type: none"> <li>◦ Greater than 5 years and re-established credit.*</li> </ul> </li> </ul>
<b>Major adverse credit outstanding or paid within the last 12 months including collections, charge-off accounts, judgments, liens, repossessions, garnishments, and any 90-day delinquency.</b>	<ul style="list-style-type: none"> <li>• All must be paid at closing.</li> </ul>
<b>Maximum Qualifying Ratios</b>	<ul style="list-style-type: none"> <li>• The maximum debt-to-income (DTI) ratio allowed is 50%.</li> </ul>

\* Minimum of 24 months of re-established credit that must include 3 tradelines in addition to the existing first mortgage with satisfactory payment rating. Accounts opened before the bankruptcy or foreclosures are not considered re-established credit. Also, there may be no delinquencies after the bankruptcy or foreclosure.