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## NEW!!! 10% DOWN GUARANTEED APPROVAL PROGRAM 90% LTV

**No Credit Check No Income or Employment Verification  
No Tax Returns No Prepayment Penalty No Red Tape!**

Our exclusive No Credit Check Program allows you to acquire the home of your choice. **NO CREDIT IS REQUIRED!** The program provides an excellent fixed interest rate with no prepayment penalty or hidden fees and closing costs can be rolled in! When conventional or sub prime lenders decline, JTI Funding will make the American dream for anyone become a reality. Our No Credit Check Home Program offers YOU another chance! Using our No Credit Check Program, Bankruptcy, tax liens, judgments, etc., don't matter.

## Program Overview

### *Mortgage Programs*

#### *The Approval*

*JTI Funding proudly presents the NEW! American Home Trust Group's guaranteed mortgage program. The program has very different approval criteria than a traditional lender. It is sometimes difficult to adjust to the idea that an applicant will be approved regardless of credit, income or job status. This, however, is definitely the case. American Home Trust does not evaluate the applicant beyond personal references. Instead, the property and appraised value are of leading importance. It is correct to assume that we inherit significantly greater exposure due to these loose guidelines. As long as the minimum requirements are met, the application will be approved:*

#### **Requirements for Residential Acquisition:**

- *Minimum 10% consideration (down payment).*
- *Normal property structure on a foundation or with basement.*
- *3 character references.*
- *Stated income indicates applicant can afford monthly payments.*
- *Analysis fee submitted with application.*

*For each application submitted to American Home Trust, the applicant must submit the analysis fee. This fee is exclusively refundable in the event that American Home Trust does not approve the transaction. For each application that American Home Trust approves, an approval certificate is provided. American Home Trust approvals expire one (1) year from the date of issue. So, even if you have not found your next home, we will issue a certificate of approval that will be honored on any home you select, within your budget.*

# Approval Steps

*The following steps take place in connection with processing a JTI transaction:*

- *Application and analysis fee (\$3,750) is received by our investor group.*
- *Applicant references are verified.*
- *Formal approval is issued.*
- *Approval certificate is provided.*
- *Investor is assigned to the applicant file.*
- *Appraisal is ordered and issued in the name of the assigned investor.*
- *Investor secures a conventional mortgage loan.*
- *Closing is scheduled.*
- *At closing, the assigned investor closes on the conventional loan. The applicant closes on option note. The trust is executed. While the assigned investor in fact purchases the property and the property is titled to the investor, the actual home is placed in the Intervivos trust with the applicant receiving first option on the trust.*

## **HOME ACQUISITION (\*Comparable to Financing)**

*JTI Funding's Home Acquisition program generally requires a 10% consideration payment. As technically this transaction does not constitute a loan under legal definitions, we refer to a down payment as a consideration. This program is similar to a home finance program offered by a bank. Once an application is received and the formal approval is issued, two separate transactions are executed. First, the investor that is assigned to the applicant takes out a conventional mortgage loan and acquires the desired property. Immediately following the closing, the investor provides the property back to the applicant in the form of an option note. While the property is initially titled to the assigned investor, the entire transaction between the investor and the applicant is placed in an Intervivos Trust. Each investor transaction is facilitated in this manner and is placed in a separate trust. By placing the finalized transaction between the investor and the applicant in the trust, the related property and home are protected from any type of lien. This is important as the assigned investor needs protection as well. The applicant, via the trust agreement and option note, receives first right on the trust. In simple terms, neither the investor nor the applicant actually owns the home. Since the home is deeded into the trust, the trust owns the home and the applicant has first rights on the trust. The only way an applicant may lose the home is by defaulting on the monthly payments, much in the same way a mortgage loan default would work. The trust is managed by a duly assigned fiduciary. This is typically the attorney retained by our investor group to conduct this portion of the transaction. The monthly payments are amortized much in the same way a mortgage loan payment is amortized. Technically, this type of transaction is not a loan, but it is structured and works in much the same way as a loan. The consideration payment (down payment) is applied to the principal balance much in the same way as with a mortgage loan.*

## **Frequently Asked Questions**

### **What exactly is American Home Trust?**

*American Home Trust programs offer solutions for individuals with credit history or income verification issues that render institutional or bank lending negligible.*

### **What is needed to qualify for the American Home Trust acquisition program?**

*Three solid character references and a minimum of 10% consideration (down payment) for residential properties acquired at 150K or higher. We will process properties between 75-150K, but the minimum consideration for these is a flat rate of 15K.*

#### **Summary:**

*\*Minimum of 10% down payment (150K or greater homes)*

*\*Minimum of 15K down payment (75-150K homes)*

*\*Normal home on foundation or with basement.*

*\*3 character references.*

*\*Stated income indicates applicant can afford monthly payments.*

*\*Analysis fee of \$3,750 submitted with application. Refundable if NOT approved by our investor group. We move fast, so if all is order it is possible to close in 3-4 weeks! Remember: Incomplete applications and those without analysis fee WILL NOT be accepted.*

### **Will American Home Trust underwrite a mortgage for me?**

*No, American Home Trust is not a lender and not a broker. American Home Trust does, though, provide the home acquisition program. We do not provide a conventional mortgage.*

### **How long does it take to close?**

*Typically, this takes between 21-30 days. In many cases, the time is much shorter. It will depend, for example, on how quickly the appraisal is completed.*

### **I have already put earnest money on a house and the bank where I applied did not approve the loan application. What now?**

*This is a very common situation for American Home Trust, as we work with brokers and institutional lenders. We simply pick up where the declining lender left off. Since your earnest money has already been put down, the process with American Home Trust will advance much quicker.*

### **Does American Home Trust work with homes that have not yet been built?**

*Yes, you may utilize the American Home Trust acquisition program for constructing your desired home. Typically, this will require a higher consideration (20%).*

### **During the application process and until closing, do I need to keep a minimum balance in my checking account?**

*No, American Home Trust does not have any of these type restrictions.*

*I understand that American Home Trust does not check my credit. But I am in the middle of a bankruptcy and I have tax liens too. Will I be approved?*

*Applicants that provide three solid character references and are able to make their consideration (down payment) will be approved.*

*Can I get a lower rate than the 9.9% that you currently offer?*

*Our rates fluctuate. Please contact a Mortgage Consultant for additional rate information.*

*Can I get a 30-Year term on my home acquisition?*

*Our term is spread over 17 years and 8 months (212 Months), which is equal to a monthly principal and interest payment of 1% of your note balance. This allows for you to build equity faster and helps in getting an actual mortgage loan with a lower interest rate sooner. On a case-by-case basis though, we do consider amortizing the term for up to 30 years.*

*If an appraisal hasn't been done yet, how much will it cost me to get one done?*

*This will depend on what part of the country you are in. Appraisals can run from \$300 to \$500. The size of the home can be a factor in how the appraiser sets their fee.*

*What if I only have 5% available as a consideration (down payment)?*

*Currently American Home Trust requires a minimum of 10% or \$15,000 consideration, whichever is greater. We recommend that you speak to friends and family whom you think might be able to help out. We do not check to verify where the funds come from and we do not require them to have been in your account for months before you close. In some cases, an exception may apply.*

*How is American Home Trust able to get me into a home with no credit check?*

*Because we do not check credit or verify income, your acquisition will ultimately cost you slightly more. The higher cost is justified by the resulting higher risk. If your credit is good, an institutional or bank lender will serve you better.*

*What happens if I default on my payments on the American Home Trust acquisition program?*

*Should this happen, you can expect the same defensive recourse action any institutional or bank lender would resort to. If you don't make your payments, you will ultimately lose your property.*

*Is the American Home Trust program a "hard money" type program?*

*No. The Acquisition program generally requires a 10% consideration payment. As technically this transaction does not constitute a loan under legal definitions, we refer to a down payment as a consideration. This program is similar to a home finance program offered by a bank. Once an application is received and the formal approval is issued, two separate transactions are executed. First, the investor that is assigned to the applicant takes out a conventional mortgage loan and acquires the desired property. Immediately following the closing, the investor provides the property back to the applicant in the form of an option note. While the property is initially titled to the assigned investor, the entire transaction between the investor and the applicant is placed in an Intervivos Trust. Each investor transaction is facilitated in this manner and is placed in a separate trust. By placing the finalized transaction between the investor and the applicant in the trust, the related property and home are protected from any type of lien. This is important as the*

assigned investor needs protection as well. The applicant, via the trust agreement and option note, receives first right on the trust. In simple terms, neither the investor nor the applicant actually owns the home. Since the home is deeded into the trust, the trust owns the home and the applicant has first rights on the trust. The only way an applicant may lose the home is by defaulting on the monthly payments, much in the same way a mortgage loan default would work. The trust is managed by a duly assigned fiduciary. This is typically the attorney retained by our investor group to conduct this portion of the transaction. The monthly payments are amortized much in the same way a mortgage loan payment is amortized. Technically, this type of transaction is not a loan, but it is structured and works in much the same way as a loan. The consideration payment (down payment) is applied to the principal balance much in the same way as with a mortgage loan. The American Home Trust program is technically not a loan.

*Is my analysis fee refundable?*

Yes, though exclusively in the unlikely event that your application is not approved.

**Welcome to your new home!**

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We have a program that is unlike any other finance program available. 90% True No Doc. We do not pull credit! We disregard recent foreclosure, Bankruptcy, collections, tax liens, etc. on your credit. To qualify you must have 10% down and 3 Solid Character References. Our closing cost consist of \$3,750 (due at application) and 3 points is our fee for doing the loan. The rate will not be higher than 9.9% and it will be fixed. This is a total principal and interest loan. Total closing costs is \$3,750. That is it!! Anyone that knows the mortgage process knows that insurance binder, impounds, title insurance, attorney fees, recording fees can equal much more! The \$3,750 will cover all closing costs!! There is absolutely no prepay penalties, keep the loan as short or as long as you want. If you are a realtor and think this program could help you sell more properties please contact us, If you are a mortgage broker, contact us to speak with a Wholesale account executive. I will pay you out of the fees collected. This can even be a commercial property as well. If the loan is higher, we may ask for a little more down payment. Can you think of another lender who offers 90% no doc on a 4 family house with a 450 fico, no 1003, just our custom (smaller) application? No PrePay. All 50 States. Including Puerto Rico & Hawaii.



## Residential Property Acquisition Confidential Application

### *Applicant Contact Information*

Full Name	Social Security Number
Address	Date Of Birth
City/State/Zip	Email Address
Home Telephone	Work Telephone
Cell Phone	Facsimile

### *Employment Information*

Employer Name	Position
Address	Employed Since
City/State/Zip	Net Monthly Income
Telephone	Facsimile

### *Property Information*

Property Address	Estimated Appraised Value		
City/State/Zip	Anticipated Purchase Price		
Subdivision	School District		
Total Square Footage	Garage Type (Attached/Detached)		
Bedrooms	Bathrooms		
Stories	Acreage	Taxes	Insurance
Current Owner / Builder Name	Current Appraisal Available?		
Telephone	Cell Phone		

### *Service Information*

Mortgage Broker Name - Dex Johnson	Telephone 540-341-4180
Broker Option Code (O = Originate R = Referral Fee)	Rep Code
Realtor Name (Seller Side)	Telephone
Realtor Name (Buyer Side)	Telephone
Title Company / Attorney Name	Telephone
Appraiser Name	Telephone



**Character References**

Reference 1 (Name/Address/Phone)

Reference 2 (Name/Address/Phone)

Reference 3 (Name/Address/Phone)

**Additional Information**

Have you received a copy of our commercial/consumer guide?	Specify desired consideration (down payment)
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Do you have your consideration (down payment) funds ready?	Do you currently own any real estate?
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Specify desired closing date	Is the property you wish to acquire currently in foreclosure?
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**Signature / Disclaimer**

American Home Trust and its affiliates will process your application without a credit check and without income verification. By signing this application, you agree to permit American Home Trust and its affiliates to contact your character references and any parties associated with the home you want to purchase. American Home Trust will not contact your employer.

Signature	Date
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**Analysis Fee Disclaimer**

I have been advised, understand and agree that the analysis fee is refundable exclusively in the event that I am not approved by American Home Trust on this specific application.

Signature	Date
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**Fax Completed Application to 1-815-572-0099**