

OUT OF THE BOX LOAN PROGRAMS

SOMETIMES THE CONVENTIONAL WAY OF DOING
THINGS JUST WON'T CUT IT

We have unique programs that may help you get the job done!

BANK STATEMENT

- 12/24 bank statement loans
- Personal and Business bank statement options available

P&L PROGRAM

- Business p&l is used to qualify borrower for home loan

1099 PROGRAM

- 1099 income is used to qualify borrower

ITIN PROGRAM

- For individuals that may not have the traditional documentation needed to obtain a standard mortgage loan

DSCR PROGRAM

- Ability to utilize the cash flow of the property to offset the debt obligation

GRANT PROGRAMS

- Programs that are designed to offer down payment and closing cost assistance

REVERSE MGTG

- Mortgage program which allows buyers over the age of 62 to purchase a new home with no monthly mortgage payment

CONSTRUCTION

- Provides financing for vertical construction of home

NON CONFORMING JUMBO

- A variety of non conforming programs are available to help buyers with loan amounts above conforming loan limits

CONTACT OUR TEAM FOR MORE DETAILS TODAY!



BRANT PHILLIPS

President

NMLS# 6122

(303) 909-0411

bphillips@coltenmortgage.com



**COLTEN
MORTGAGE**

**M
MONTANO
HOMES**



Colten Mortgage, LLC is a division of All Western Mortgage Inc. NMLS 14210 - 8345 West Sunset Road Suite 380 Las Vegas, Nevada 89113. All borrowers subject to credit qualifications. Not all borrowers will qualify as certain restrictions apply on all programs. The information contained in this material is not a guarantee to extend credit or lend. Terms and conditions are subject to change without notice - Equal Housing Lender.