



**“ESTABLISHED 1989”**

2420 Enterprise Road \* Suite 105 \* Clearwater, FL 33763 USA \* 727-791-8800  
[FloridaMortgageCorp.com](http://FloridaMortgageCorp.com)

Florida Mortgage Corporation offers two different mortgage OPTIONS for Foreign Nationals:

1. **NO DOC** – Minimum 25% down payment *or more*. **NO** verification of income and assets. **NO** income statements, **NO** bank statements, **NO** credit report, **NO** CPA letter, **NO** bank letters, **NO** financial statements. A **NO Documentation** mortgage with NO paperwork. Only copies of Foreign passports.
2. **LITE DOC** – Minimum 20% down payment or more. For most programs “*no verification*” is available for job & income. Assets such as bank deposits will be verified, with statements required.

**Buying Home** - We offer a number of mortgage programs for Foreign Nationals buying a home in Florida. Loan amounts from \$75,000 to \$10,000,000. Down payments (deposits) vary depending upon loan amount, type of property and other factors. Terms, conditions and interest rates are based on primary residence, second home or investment property. A SFR (Single Family Residence) enjoys the most attractive terms. A [Condotel or short-term rental](#) property typically is higher risk, and different terms apply.

**Refinancing** - If you are refinancing an existing Florida home, we can help. On a case-by-case basis, we can offer up to 70% financing depending upon the type of property or home. We offer multiple mortgage programs, and most feature up to 65% financing, depending upon type of property or home.

Please include **COPIES** of the following items with your completed application. The required documents will help speed the loan process. If you have any questions, please do not hesitate to [contact](#) us. We look forward to working with you, and making the loan process a smooth and pleasant experience.

- [Application Instructions](http://www.floridamortgagecorp.com/instructions.htm) - <http://www.floridamortgagecorp.com/instructions.htm>
- [VISA Information](http://www.floridamortgagecorp.com/foreignnationalvisa.htm) - <http://www.floridamortgagecorp.com/foreignnationalvisa.htm>
  
- \$65.00 Application Fee – U.S. funds (U.S. check, Int. money order, cash, PayPal) required with completed original application
- Passports – Valid Foreign passports for each applicant
- Buy Home – “*Signed*” sales agreement/contract (all pages) - If available
- Refinance – 1. Warranty Deed, 2. Homeowners Insurance Policy, 3. Owner’s Title Policy, 4. Land Survey, 5. “*Latest*” monthly mortgage statement. *All 5 items are important*

**“FINANCING FOREIGN NATIONALS FOR OVER 18 YEARS”**

# FLORIDA MORTGAGE CORPORATION

## TESTIMONIALS

**A few of the many comments from customers of Florida Mortgage Corporation over the years.**

My experience with a California internet mortgage company turned into a horrible nightmare. They did not know anything about Florida and did not return phone calls, etc. Luckily I found Florida Mortgage Corporation and have to say it was a very pleasant experience and a quick closing. Florida Mortgage Corporation really cared about me and made me feel important and not just another number. I highly recommend Florida Mortgage Corporation.

*M. Ellis - West Palm Beach, FL*

I bought my third home recently and Florida Mortgage Corporation financed all of them. I can't imagine using any other mortgage company. They treat you like family.

*R. Penton - Miami, FL*

Excellent service and quick response. Extremely professional job. Finally a mortgage company that goes beyond to satisfy a customer.

*A. Becerra - Ft. Lauderdale, FL*

Our experience with FMC was great! The loan was approved and processed in the time frame we needed. The loan officer was careful to explain the procedures and answer all the questions we had about refinancing our home. It was very convenient to download the forms off the internet.

*T. Donati - Palm Harbor, FL*

I was extremely impressed with your high level of service. SK was unequivocally valuable for his advise. He was always there for our questions and his answers were always to our benefit. We were pleased to close in 2.5 weeks! We recommend FMC to our friends.

*J. Watson - Orlando, FL*

My dealings with FMC were very positive. SK & MB were great to deal with. They answered all my questions patiently and the closing went very well. Would recommend FMC "wholeheartedly" to anyone.

*R. McQuillen - Jacksonville, FL*

Our closing went very well. What a delight! While I dreaded the process, all things were very smooth. All those dealt with were professional and very easy to work with. They are the best mortgage company in Florida.

*J. Valentine - Daytona Beach, FL*

I have nothing but good things to say about FMC. I wish I knew they existed when I mistakenly applied with a mortgage company that knew nothing about Florida. Better late than never! I will definitely call FMC when I am buying my next home or refinance.

*J. Kusen - Tallahassee, FL*

I've been impressed with the level of service and personal attention which you have given to our loan. Your interest rate and closing costs were competitive. I will highly recommend Florida Mortgage Corporation.

*T. Perrin - Orlando, FL*

Florida Mortgage Corporation went far and beyond the call of duty to assist us as we financed our home. They were thorough, professional and definitely helpful as we went through the process to closing.

*D. Metheny - Sarasota, FL*

Thank you Florida Mortgage Corporation and thank you to our loan officer. He was great to work with. We are telling all of our friends about you and your company.

*S. Ronson - Jacksonville, FL*

Thanks for your service to our mortgage application. Overall, we are very satisfied with your service, rates and closing costs.

*C. Wang - Tampa, FL*

Our VA loan went so smooth I couldn't believe it. MB was thoroughly familiar with VA loans, and she should after 20 years at it. It is nice to work with such a professional staff at FMC. You will be recommended.

*T. Bonsack - Pensacola, FL*

It pays to deal with a mortgage company that knows what they are doing and has an excellent reputation. An out-of-state internet mortgage company ripped me off forcing me to delay my closing and find someone in Florida. My extensive research led me to one of the top mortgage companies in Florida. Florida Mortgage Corporation was my choice and it was a wise one. They are the best of the best.

*J. Gonzalez - Miami, FL*

Our experience was pleasant indeed - JH was especially helpful, gracious, patient and professional. We would not hesitate to do business with FMC again. We had no personal knowledge of FMC - got you from the internet. We really lucked out.

*N. Asbed - Naples, FL*

As a first time home buyer, I was very nervous about qualifying and getting a loan. Everything went perfect! I am very happy with my FHA loan and the great job FMC did. They really understand how to work with a customer and make it easy. FMC was very flexible and got me a quick approval by understanding my situation. Thank you for everything.

*J. Micklo - Gainesville, FL*

The big bank shuffled my loan from department to department what seemed like forever. I decided to cancel my application and go elsewhere. Florida Mortgage Corporation gave me very personalized service and attention. I worked throughout the loan process with "one" very professional loan officer. Someone who knew what he was doing and cared. All my friends will know about FMC.

*M. Fasnacht - Key West, FL*      **Many, many, more.....**



Borrower		IV. EMPLOYMENT INFORMATION (cont'd)		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from – to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from – to)
		Monthly Income			Monthly Income
		\$			\$
Position/Title/Type of Business		Business Phone (incl. area code)	Position/Title/Type of Business		Business Phone (incl. area code)
Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from – to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from – to)
		Monthly Income			Monthly Income
		\$			\$
Position/Title/Type of Business		Business Phone (incl. area code)	Position/Title/Type of Business		Business Phone (incl. area code)

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION						
Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income*	\$	\$	\$	Rent	\$	
Overtime				First Mortgage (P&I)		\$
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/Interest				Real Estate Taxes		
Net Rental Income				Mortgage Insurance		
Other (before completing, see the notice in "describe other income," below)				Homeowner Assn. Dues		
				Other:		
<b>Total</b>	\$	\$	\$	<b>Total</b>	\$	\$

\* Self Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

**Describe Other Income**

*Notice: Alimony, child support, or separate maintenance income need not be revealed if the Borrower (B) or Co-Borrower (C) does not choose to have it considered for repaying this loan.*

B/C		Monthly Amount
		\$

VI. ASSETS AND LIABILITIES
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This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co -Borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise, separate Statements and Schedules are required. If the Co -Borrower section was completed about a no n-applicant spouse or other person, this Statement and supporting schedules must be completed about that spouse or other person also.

Completed  Jointly  Not Jointly

ASSETS	Cash or Market Value	Liabilities and Pledged Assets. List the creditor's name, address, and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities, which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.		
Description				
Cash deposit toward purchase held by:	\$			
<i>List checking and savings accounts below</i>		LIABILITIES	Monthly Payment & Months Left to Pay	Unpaid Balance
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months	\$
Acct. no.	\$	Acct. no.		
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months	\$
Acct. no.	\$	Acct. no.		
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months	\$
Acct. no.	\$	Acct. no.		

**VI. ASSETS AND LIABILITIES (cont'd)**

Name and address of Bank, S&L, or Credit Union		Name and address of Company		\$ Payment/Months	\$
Acct. no.	\$	Acct. no.			
Stocks & Bonds (Company name/ number & description)		Name and address of Company		\$ Payment/Months	\$
		Acct. no.			
Life insurance net cash value		Name and address of Company		\$ Payment/Months	\$
Face amount: \$					
<b>Subtotal Liquid Assets</b>					
Real estate owned (enter market value from schedule of real estate owned)					
Vested interest in retirement fund					
Net worth of business(es) owned (attach financial statement)		Acct. no.			
Automobiles owned (make and year)		Alimony/Child Support/Separate Maintenance Payments Owed to:		\$	
Other Assets (itemize)		Job-Related Expense (child care, union dues, etc.)		\$	
		<b>Total Monthly Payments</b>		\$	
<b>Total Assets a.</b>		Net Worth (a minus b)		\$	<b>Total Liabilities b.</b>
					\$

**Schedule of Real Estate Owned** (If additional properties are owned, use continuation sheet.)

Property Address (enter S if sold, PS if pending sale or R if rental being held for income)	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Maintenance, Taxes & Misc.	Net Rental Income
	V	\$	\$	\$	\$	\$	\$
Totals		\$	\$	\$	\$	\$	\$

List any additional names under which credit has previously been received and indicate appropriate creditor name(s) and account number(s):

Alternate Name	Creditor Name	Account Number

**VII. DETAILS OF TRANSACTION**

**VIII. DECLARATIONS**

VII. DETAILS OF TRANSACTION		If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.	VIII. DECLARATIONS	
	\$		Borrower	Co-Borrower
			Yes	No
a. Purchase price				
b. Alterations, improvements, repairs		a. Are there any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>
c. Land (if acquired separately)		b. Have you been declared bankrupt within the past 7 years?	<input type="checkbox"/>	<input type="checkbox"/>
d. Refinance (incl. debts to be paid off)		c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	<input type="checkbox"/>	<input type="checkbox"/>
e. Estimated prepaid items		d. Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>
f. Estimated closing costs		e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	<input type="checkbox"/>	<input type="checkbox"/>
g. PMI, MIP, Funding Fee		(This would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured (mobile) home loans, any mortgage, financial obligation, bond, or loan guarantee. If "Yes," provide details, including date, name, and address of Lender, FHA or VA case number, if any, and reasons for the action.)		
h. Discount (if Borrower will pay)				
i. Total costs (add items a through h)				

VII. DETAILS OF TRANSACTION		VIII. DECLARATIONS					
J. Subordinate financing		If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.		<b>Borrower</b>		<b>Co-Borrower</b>	
				<b>Yes No</b>		<b>Yes No</b>	
k. Borrower's closing costs paid by Seller		f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee? If "Yes," give details as described in the preceding question.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Other Credits (explain)		g. Are you obligated to pay alimony, child support, or separate maintenance?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		h. Is any part of the down payment borrowed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Loan amount (exclude PMI, MIP, Funding Fee financed)		i. Are you a co-maker or endorser on a note?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		j. Are you a U.S. citizen?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. PMI, MIP, Funding Fee financed		k. Are you a permanent resident alien?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		l. Do you intend to occupy the property as your primary residence? If "Yes," complete question m below.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Loan amount (add m & n)		m. Have you had an ownership interest in a property in the last three years?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. Cash from/to Borrower (subtract j, k, l & o from i)		(1) What type of property did you own—principal residence (PR), second home (SH), or investment property (IP)?		_____	_____	_____	_____
		(2) How did you hold title to the home—solely by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?		_____	_____	_____	_____

**IX. ACKNOWLEDGEMENT AND AGREEMENT**

Each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) all statements made in this application are made for the purpose of obtaining a residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in the application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (8) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer reporting agencies; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Acknowledge. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

<b>Borrower's Signature</b>	<b>Date</b>	<b>Co-Borrower's Signature</b>	<b>Date</b>
<b>X</b>		<b>X</b>	

**X. INFORMATION FOR GOVERNMENT MONITORING PURPOSES**

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

<b>BORROWER</b> <input type="checkbox"/> I do not wish to furnish this information	<b>CO-BORROWER</b> <input type="checkbox"/> I do not wish to furnish this information
Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White	Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White
Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male	Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male

To be Completed by Interviewer This application was taken by: <input type="checkbox"/> Face-to-face interview <input type="checkbox"/> Mail <input type="checkbox"/> Telephone <input type="checkbox"/> Internet	Interviewer's Name (print or type)	Name and Address of Interviewer's Employer  <b>FLORIDA MORTGAGE CORPORATION</b> <b>2420 ENTERPRISE ROAD</b> <b>SUITE 105</b> <b>CLEARWATER, FLORIDA 33763 USA</b> <b>www.FloridaMortgageCorp.com</b>	
	Interviewer's Signature		Date
	Interviewer's Phone Number (incl. area code)		727-791-8800