



AAA Capital Investment, Inc.

NMLS #295075

117 S. GARFIELD AVE, ALHAMBRA, CA 91801

PHONE: (626) 308-9793 FAX: (626) 308-9943

Subject: Property Eligibility Check Tips of QM Community Loan

To: All Customers

Date: 04/01/2024

Step 1: Locate the Property Eligibility Hyperlink

- Refer to **page 2** of the AAA daily rate sheet and click on the hyperlink "**Here**" to access the query interface.

QM Community Loan

Wow! All FICO<V Adjustments Waived!

\$4,500
Additional Rebate to Agent

(Incentive Price 2% with max cap \$4,500)

Click [Here](#) for property Eligibility

★ Available in AZ, CA, CO, DC, FL, GA, HI, IL, IN, MD, MI, MN, NE, NM, NC, NV, OH, OK, OR, PA, SC, TN, TX, VA, WI, WV.
★ Max LTV/CLTV reduced by 5% if the appraisal report indicates the market value is declining.
★ FNMA DU Refi: Price adjustments follow Agency loan with incentive up to \$4,500

HOME PRICE TRENDS

Powered by Colliers Analytics

Address: _____

Details Photos Charts

PENDING - Listing Price
\$375,000 Est. Monthly Mortgage: \$1,347 Down Payment: \$75,000

Bedrooms: 3 Bathrooms: 2 Living Area: 1120 Sqft

Address: 625 18th Street
City, State, & Zip: Charlotte, NC, 28205
Census Tract: 37119000800
Neighborhood: BELMONT

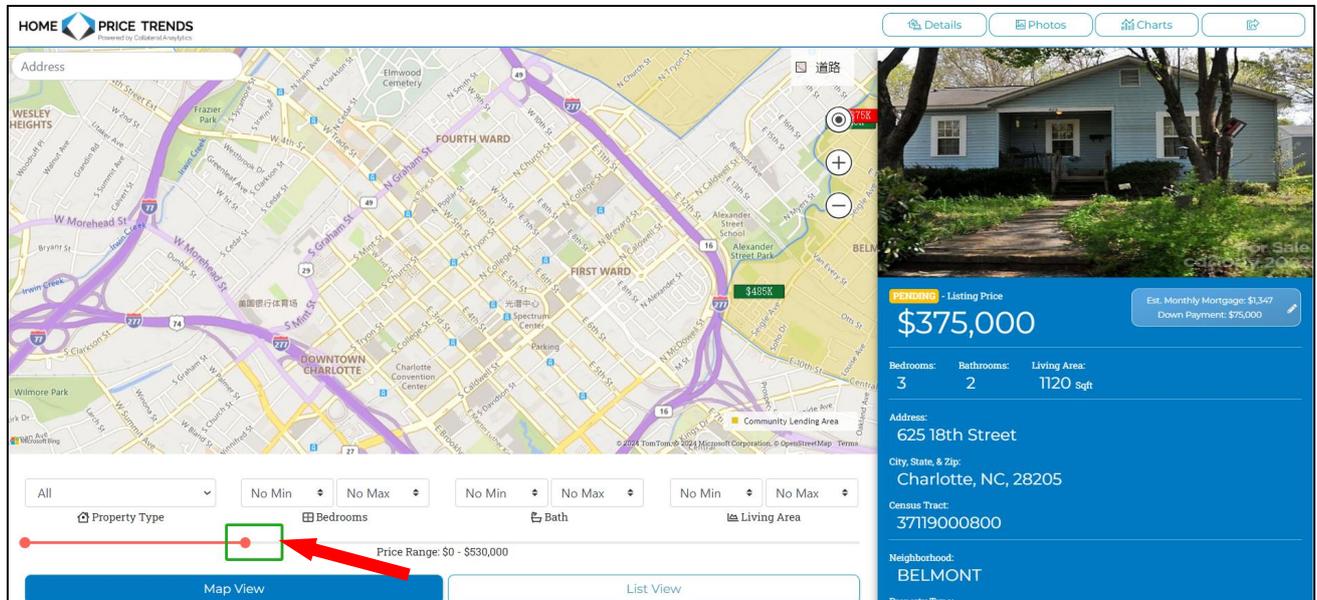
Property Type: _____

Price Range: \$0 - \$530,000

Map View List View

Step 2: Adjust the Price Range to the Maximum Range

➤ Click on the **red button** and drag it to the maximum value.



HOME PRICE TRENDS
Powered by Colliers Analytics

Address: _____

Map View | List View

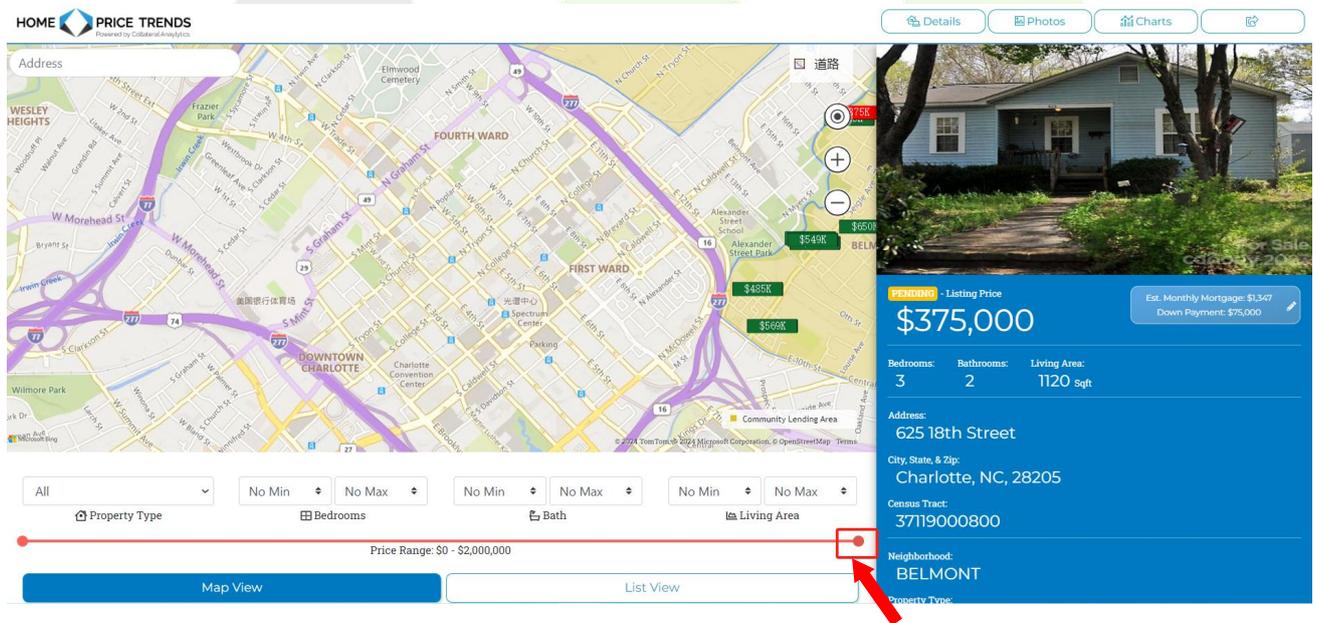
Price Range: \$0 - \$530,000

Property Type: All | Bedrooms: No Min - No Max | Bath: No Min - No Max | Living Area: No Min - No Max

PENDING - Listing Price
\$375,000
Est. Monthly Mortgage: \$1,347
Down Payment: \$75,000

Bedrooms: 3 | Bathrooms: 2 | Living Area: 1120 Sqft

Address: 625 18th Street
City, State, & Zip: Charlotte, NC, 28205
Census Tract: 37119000800
Neighborhood: BELMONT



HOME PRICE TRENDS
Powered by Colliers Analytics

Address: _____

Map View | List View

Price Range: \$0 - \$2,000,000

Property Type: All | Bedrooms: No Min - No Max | Bath: No Min - No Max | Living Area: No Min - No Max

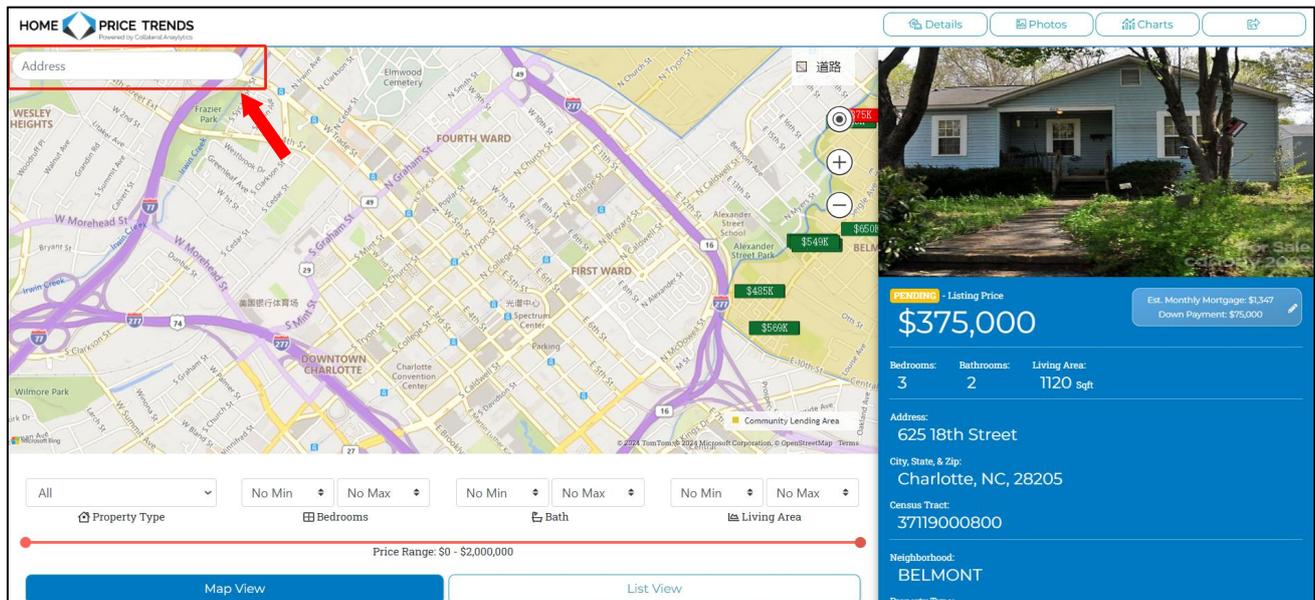
PENDING - Listing Price
\$375,000
Est. Monthly Mortgage: \$1,347
Down Payment: \$75,000

Bedrooms: 3 | Bathrooms: 2 | Living Area: 1120 Sqft

Address: 625 18th Street
City, State, & Zip: Charlotte, NC, 28205
Census Tract: 37119000800
Neighborhood: BELMONT

Step 3: Enter the Address

- Enter the Address in the **"Address" search box**.



HOME PRICE TRENDS
Powered by Collaborative Analytics

Address:

Details Photos Charts

PENDING - Listing Price: **\$375,000**
Est. Monthly Mortgage: \$1,347
Down Payment: \$75,000

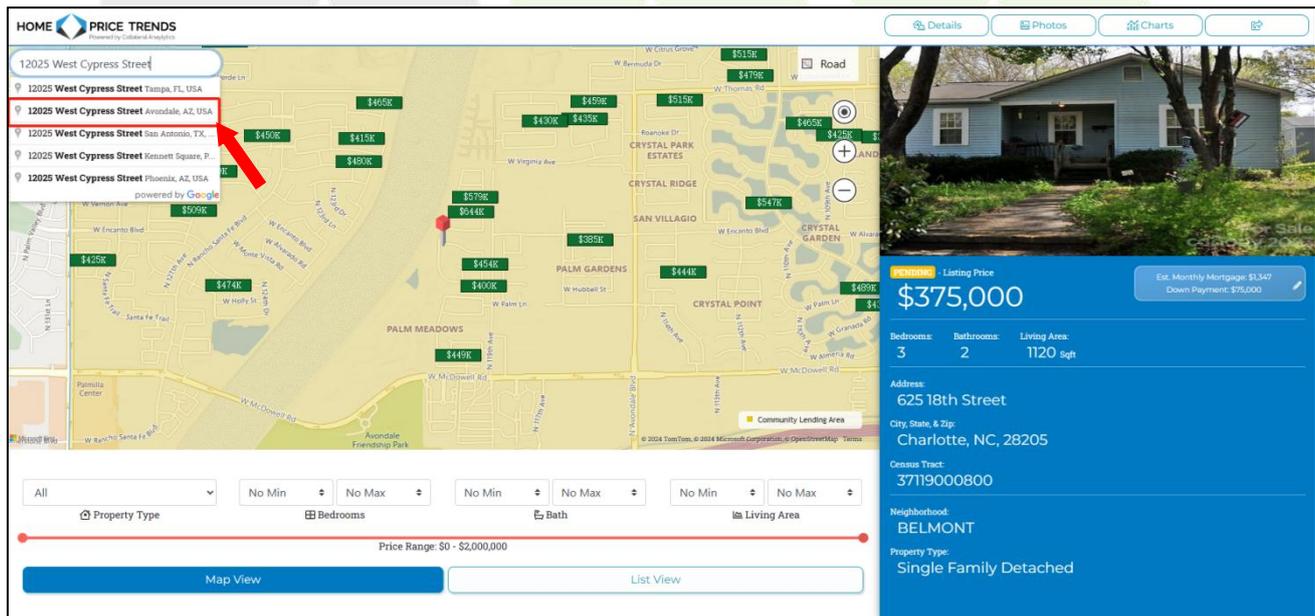
Bedrooms: 3 Bathrooms: 2 Living Area: 1120 Sqft

Address: 625 18th Street
City, State, & Zip: Charlotte, NC, 28205
Census Tract: 37119000800
Neighborhood: BELMONT
Property Type:

Price Range: \$0 - \$2,000,000

Map View List View

- Select the address from the **dropdown list**.



HOME PRICE TRENDS
Powered by Collaborative Analytics

12025 West Cypress Street

12025 West Cypress Street Tampa, FL, USA
12025 West Cypress Street Avondale, AZ, USA
12025 West Cypress Street San Antonio, TX, USA
12025 West Cypress Street Kennesaw Square, P...
12025 West Cypress Street Phoenix, AZ, USA

Details Photos Charts

PENDING - Listing Price: **\$375,000**
Est. Monthly Mortgage: \$1,347
Down Payment: \$75,000

Bedrooms: 3 Bathrooms: 2 Living Area: 1120 Sqft

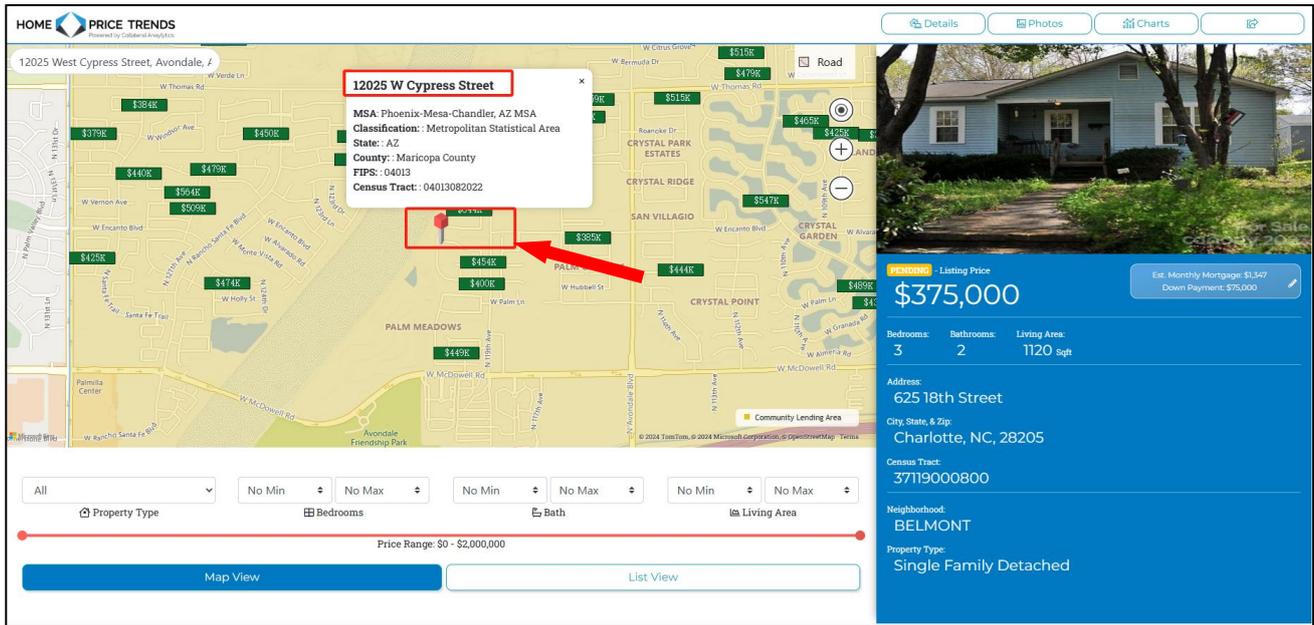
Address: 625 18th Street
City, State, & Zip: Charlotte, NC, 28205
Census Tract: 37119000800
Neighborhood: BELMONT
Property Type: Single Family Detached

Price Range: \$0 - \$2,000,000

Map View List View

■ Scenario for eligible property:

If the address is located within the **yellow area**, it indicates that the property is **eligible**.



HOME PRICE TRENDS

12025 West Cypress Street, Avondale, AZ

12025 W Cypress Street

MSA: Phoenix-Mesa-Chandler, AZ MSA
Classification: Metropolitan Statistical Area
State: AZ
County: Maricopa County
FIPS: 04013
Census Tract: 04013082022

\$375,000 - Listing Price
Est. Monthly Mortgage: \$1,347
Down Payment: \$75,000

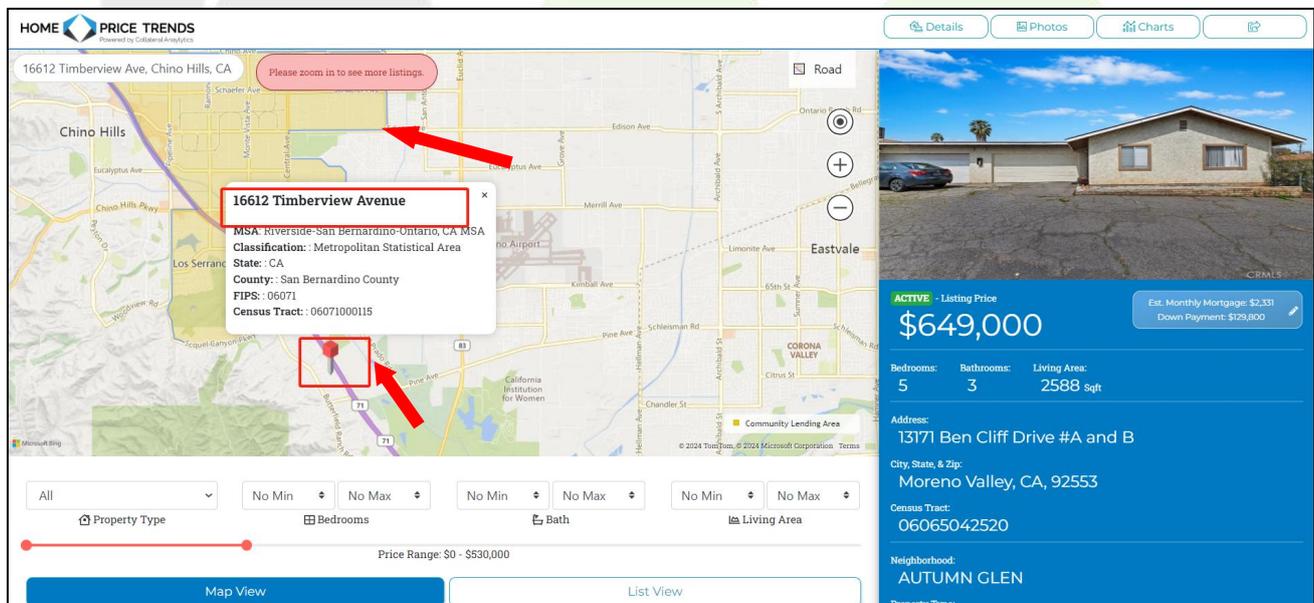
Bedrooms: 3 Bathrooms: 2 Living Area: 1120 sqft

Address: 625 18th Street
City, State, & Zip: Charlotte, NC, 28205
Census Tract: 37119000800
Neighborhood: BELMONT
Property Type: Single Family Detached

Price Range: \$0 - \$2,000,000

■ **Scenario for ineligible property:**

If the address is not within the yellow area, then it is an **ineligible** property.



HOME PRICE TRENDS

16612 Timberview Ave, Chino Hills, CA

Please zoom in to see more listings

16612 Timberview Avenue

MSA: Riverside-San Bernardino-Ontario, CA MSA
Classification: Metropolitan Statistical Area
State: CA
County: San Bernardino County
FIPS: 06071
Census Tract: 06071000115

\$649,000 - Listing Price
Est. Monthly Mortgage: \$2,331
Down Payment: \$129,800

Bedrooms: 5 Bathrooms: 3 Living Area: 2588 sqft

Address: 13171 Ben Cliff Drive #A and B
City, State, & Zip: Moreno Valley, CA, 92553
Census Tract: 06065042520
Neighborhood: AUTUMN GLEN

Price Range: \$0 - \$530,000

- **Properties that cannot be found**, which is commonly observed in brand new properties. In such cases, please contact us at info@aaalendings.com or (626) 566-8651 to check eligibility.

➤ If you have batch address to check, please contact us, and we will check for you.