PACIFIC BAY LENDING GROUP

Last Update: 7/28/2026

PACBAY MEDPRO

PACBAY MEDPRO – FOR MEDICAL PROFESSIONALS

Program Code: PBXXMED

Primary Residence				
Transaction Type	**Units**	**FICO**	**Max Loan Amount**	**Max LTV/CLTV/HCLTV**
Purchase or Rate/Term Refinance	1 Unit	720	$1,500,000	100
		700	$1,000,000	100
		700	$2,000,000	95

1 Non-Permanent Resident Aliens are limited to 95% LTV/CLTV/HCLTV.

Eligible Professional Occupations

At least one borrower whose income is used to qualify must be actively practicing in an eligible medical profession and hold the applicable professional degree or designation.

▪ Medical Doctor (MD)	▪ Doctor of Osteopathy (DO)	▪ Physician Assistant/Associate (PA)
▪ Doctor of Dental Science or Surgery (DDS)	▪ Doctor of Dental Medicine (DMD)	▪ Doctor of Ophthalmology (MD or DO)
▪ Doctor of Psychiatry (MD or DO)	▪ Doctor of Veterinary Medicine (DVM or VMD)	▪ Doctor of Pharmacy (PharmD)
▪ Doctor of Podiatric Medicine (DPM)	▪ Nurse Practitioner (NP)	▪ Doctor of Optometry (OD)
▪ Certified Registered Nurse Anesthetist (CRNA with DNAP or DNP)	▪ Medical residents, fellows, or interns with one of the above degrees	

If a Resident or Fellow - Must have a signed guaranteed non-contingent employment contract, or be a graduate from a doctoral program

Third party written evidence of an acceptable doctorate degree is required

Program Guidelines

Loan Purpose	▪ Purchase ▪ Rate/Term Refinance
Occupancy Type	▪ Primary Residence
Property Type	▪ 1 Unit SFR ▪ PUD ▪ Warrantable Condo ▪ Cooperative ▪ Modular Home
Ineligible Borrowers	▪ Foreign Nationals ▪ Non-Occupant Co-Borrowers ▪ Borrowers with Diplomatic Immunity status
Borrower Eligibility	▪ U.S. Citizen ▪ Permanent Resident ▪ Non-Permanent Resident
Permanent Resident	Must be employed in the US for the past twenty-four (24) months
Non-Permanent Resident	▪ Max LTV 95% ▪ Borrower must have a current twenty-four (24) month employment history in the US
Non-Arm's Length	Family sales or property transfers are eligible. Additional matrix requirements apply.
Min. Loan Amount	▪ 30-year fixed: $100,000 ▪ ARMs: $200,000
Interest Only / Buydowns / PPP	Not permitted
Product Type	▪ 30 Year Fixed ▪ 5/6 SOFR ARM ▪ 7/6 SOFR ARM ▪ 10/6 SOFR ARM
Min FICO	▪ 700 ▪ All borrowers must have at least one credit score ▪ Non-traditional credit is not permitted.
Max DTI	▪ LTV ≤ 95%: 50% ▪ LTV > 95%: 45%
Housing History - Mortgage	0x30 in last 24 mos (Credit Report or VOM) If arms-length trans. or relative, require cancelled checks or bank stmts.
Housing History - Rental	0x30 in last 12 mos (VOR required)
Credit Event Seasoning	▪ Bankruptcy, short sale, deed-in-lieu, and notice of default: 4 years ▪ Foreclosure: 7 years
Credit Requirement	▪ Non-traditional credit is not allowed ▪ All borrowers must have a minimum of one (1) credit score
Reserves	▪ 2 Months PITIA ▪ Gift funds are eligible
Escrow Holdbacks	Not permitted unless fully disbursed and a certification of completion is issued prior to loan purchase.
Appraisal requirement	▪ Transferred appraisals are not allowed ▪ Property flips require a second appraisal ▪ CU ≤ 2.5 allowed in lieu of CDA for loans up to $1.5M; otherwise, Clear Capital CDA required.
Acreage Limits	≤ 40 Acres
Condotel / Non-warrantable Condo	Ineligible
Interested Party Contribution Limit	3%; closing costs and prepaids only
Texas 50(a)(6) & Texas 50(f)(2) Refinances	Not permitted