

SFGate.com**TIC loan puts residential purchase in jeopardy**

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Mortgage broker: James W. Argo, [Real Estate](#) Financial Services, San Francisco.**Property type:** A residential investment property purchase in Contra Costa County.**Appraised value:** \$300,000.**Borrowing amount:** \$240,000; 80 percent loan to value.**Loan type:** 30-year fixed.**Rate:** 5 percent.

Backstory: Ten days into his purchase transaction, Argo's client had his loan applications declined by his credit union and bank. The client had solid income, assets and good credit scores, but his credit report had shown that he was a co-borrower on an \$800,000 TIC (tenancy in common) loan with five other individuals at his five-unit primary residence in San Francisco. The report showed the full \$800,000 with the full monthly payment, placing him outside of income/debt guidelines. Neither his bank nor his credit union would accept any evidence that his ownership-debt share was not the full amount of the mortgage debt - which is the norm in the current lending environment.

Argo quickly found a lender whose guidelines allowed Argo to present supporting documents proving his client's percentage of ownership and the history of making payments commensurate to that percentage of ownership. The lender agreed and accepted the supporting documentation and approved the client's loan. Escrow closed within the 40-day period.

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