



INNOVATIVE LOAN PROGRAMS

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DETAILS	STREAMLINED JUMBO	DEPARTING RESIDENCE	NO INCOME LOAN	DSCR	ASSET QUALIFIER	FOREIGN NATIONAL	ITIN	100% FINANCING	ALT DOC
MAX LOAN AMOUNT	\$4,000,000	53,000,000	\$2,000,000	\$3,500,000	\$5,000,000	\$2,500,000	\$1,500,000	\$1,089,300	\$4,000,000
MAX LTV	90%	80%	80%	85%	90%	75%	85%	100%	90%
MIN CREDIT SCORE	600 or No FICO	600 or No FICO	660	620	600	N/A	660	600	600
LOAN TERMS AVAILABLE	5/6 ARM, 7/6 ARM, 10/6 ARM, 30 Yr Fixed, 15 Yr Fixed	3 ARM, 5 ARM, 7 ARM	5/6 ARM, 7/6 ARM, 10/6 ARM, 30 Yr Fixed. FA or IO	5/6 ARM, 7/6 ARM, 10/6 Arm, 30 Yr Fixed, 40 Yr Fixed, IO	7/6 ARM, 10/6 ARM, 30 Yr Fixed, 40 Yr IO	5/6 Arm, 15 Yr Fixed, 30 Yr Fixed, IO	15 Yr Fixed, 30 Yr Fixed, 30 Yr IO, 40 Yr IO	30 Yr Fixed	5/6 Arm, 7/6 ARM, 30 Yr Fixed, 40 yr IO
MIN RESERVES REQUIRED	0 months	6 months	12 months	0 months	N/A	12 months	0 months	0 months	0 months
MAX DTI	55%	50%	N/A	N/A	50%	N/A	50%	57%	50%
OCCUPANCY	Primary, Second Home, Investment	Primary	Primary or Second Home	Investment	Primary, Second Home, Investment	Investment	Primary and Investment	Primary	Primary, Second Home, Investment
CREDIT HIGHLIGHTS	Jumbo Loan, Follows conventional guidelines, Uses AUS findings, Temp buydown eligible	Departing residence not counted towards DTI, Opt. cash out, Refi on departing residence to provide funds for down payment	Can have up to 20 financed properties. No prepayment penalty. Non-warrantable condos allowed.	Gift funds allowed, Can do 5-8 unit multi-family properties. Non-warrantable condo and condotel allowed. Business/ LLCs accepted	600 min FICO, Recent credit events allowed, Non-warrantable condo allowed	No FICO required, foreign credit reference allowed, No limit on other financed properties, Non-warrantable condo allowed	Can use for alternative credit, WVOE only for wage-earner	600 Min FICO with AUS approval, DACA borrower ok, Bk 2 years, does not have to be FTHB, No income limit	Flexible credit guidelines with 600 min FICO, LOE for derogatory credit events. FTHB, Non-permanent residence, and Multiple financed properties allowed
PROGRAM HIGHLIGHTS	No reserves, High DTI, Self-employed can be limited to 1 Yr of tax returns, Simplified underwriting	Can be combined with Asset Depletion, Bridge and Cross Collateral loans also offered	No income documentation collected, Only first page of bank statements used, No debt ratio program	No income documentation, No debt ratios, Qualify off projected rental income only DSCR < 1.00 OK	No income documentation, Qualify off total assets owned or use assets to supplement income	No income documentation, Qualify on projected rental income, No minimum DSCR ratio required	Alt income documentation incl. bank statement, P&L only, 1099 only, Depletion of assets, ADU rents allowed	100% financing with 2nd mortgage DPA for down payment and opt 3rd mortgage for closing costs	Alt income doc incl. bank statement, 1099 only, Gig work, CPA letter only, P&L only, WVOE only, Assets only



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Buy Before You Sell

Helping your clients transact with speed and certainty

Your deal, your clients and none of the risk

This is your deal – HomeLight will have minimal interaction with your clients. As your loan officer, I will work directly with HomeLight to facilitate the new home's closing, then HomeLight will work with you throughout the sale of the current home.

Get your clients pre qualified in 24 hours or less

As your dedicated loan officer, I will submit your client's departing residence for approval and confirm how much equity your client can unlock from their current home with no fee or commitment. If pre-qualified, your client can start making stronger offers, with no home sale contingency, the very next day

Help your client avoid a double move

Your clients are able to move in immediately upon closing, saving them the cost and hassle of showings, moving twice and temporary housing.

Maximize the sale price of their current home

You can list the home vacant to maximize it's sales price. Once the home sells:

You get your full commission

- HomeLight collects the program fee and other closing fees through
- the payoff of the Equity Unlock Loan.



How much does the program cost?

It's free to get started and see how much equity your client can unlock. If your client elects to use the Buy Before You Sell program, the following fees will apply:

- 2.4% of the sale of the home or \$9,000 if the sales price is \$375,000 or less.
- Inspection Fee.
- State Mortgage Tax / Intangible Tax *As applicable
- Recording Fee.
- Notary Fee.

Note: The above fees are added to the HomeLight payoff for the Equity Unlock, also known as the Bridge Loan.

How long does it take?

HomeLight will pre-qualify and determine the equity unlock amount your clients can access within 24 hours of receiving the property information and photos

What happens if the home doesn't sell immediately?

If the client's current home isn't sold and closed within 120 days of purchasing their new home, HomeLight will step in to buy it, and relist it on the open market. With HomeLight's Home Sale Guarantee, the client will receive 100% of the net profits, less the HomeLight fees shown above and any additional costs (taxes, insurance and etc.) incurred during HomeLight's ownership, after it sells.

***Fees are subject to change and additional fees may apply*