ADVANCIAL®

NICHE PRODUCTS SUMMARY



Mortgage loans are originated by Advancial Federal Credit Union NMLS #469500

EQUAL HOUSING LENDER

Federally Insured by NCUA

NICHE SUMMARY HIGHLIGHTS

- **Advancial Federal Credit Union**
  Your go-to lender for hard-to-place borrowers and unique collateral
- **As a portfolio lender, we specialize in common sense underwriting**
- **Lending in all 50 states and D.C. — loan sizes up to $5,000,000**
- **Top-notch service**
- **Speed is our superpower**
- **Condotels / Non-Warrantable Condos / Non-Warrantable Co-ops, including:**
  - ✓ Units with less than 500 square feet
  - ✓ Leasehold studios
  - ✓ Efficiencies
  - ✓ Lofts
  - ✓ Kitchenettes, etc.



NICHE SUMMARY HIGHLIGHTS

Unique Properties

- ✓ Unpermitted additions
- ✓ SFRs with manufactured outbuildings
- ✓ Mixed-use properties
- ✓ Deed restrictions, and more

Homes on Acreage and Hobby Farms with No Acreage Limit

- ✓ Agricultural and other zoning restrictions considered

Work-Related Visas

- ✓ Treaty Visas
- ✓ Student Visas
- ✓ J-Visas
- ✓ DACA
- ✓ EAD/OPT extensions with work permits, and more
- ✓ No U.S. credit history or credit score required

Borrowers with No Credit Score or Limited Credit

- ✓ Including jumbo loans up to $5 million



NICHE SUMMARY HIGHLIGHTS

Asset Depletion Program

- ✓ This can be paired with all programs and other income sources.
- ✓ Cash-out proceeds may be used in the asset depletion calculator on a case-by-case basis (a reverse mortgage alternative).

Cash-Out with No Seasoning

- ✓ Cash out up to $5,000,000 with unlimited cash in hand, no title seasoning, cash-out options for homes listed for sale, and delayed financing.

Gift of Equity

- ✓ Gifted reserves
- ✓ Gifted down payment
- ✓ Available for investment properties

Removal of Departing Residence from DTI and Reserve Requirements

- ✓ 30% or more equity required, and the property must be listed for sale by the closing date.



NICHE SUMMARY HIGHLIGHTS

Avoid bank statement program rates!

Removal of expenses not allowed under standard cash flow forms may be considered, including:

- One-time expenses
- Section 179 deductions
- One-time losses
- Carry forward losses
- Self-Directed IRA/SEP, and more
- Startup costs
- Notes due in less than 1 year



NICHE SUMMARY HIGHLIGHTS

- 6 months of reserves for all loan sizes
  - ✓ Cash-out can be used as reserves
- Short-term self-employed borrowers and/or borrowers using the one-year tax return program may qualify for full-doc pricing at lower LTVs
- LLC titling is allowed for investment properties, and 1031 exchanges are permitted
- Non-occupant co-borrowers are allowed, including for cash-out refinances
- Minimum loan size: $100,000



NICHE SUMMARY HIGHLIGHTS

- Alimony and child support may be excluded from income rather than added as liabilities
- Use of a departing residence rental income allowed without a lease, security deposit, or landlord history
- Foreign National program
- Pre-approvals with a TBD address are encouraged





THANK YOU!

ADVANCIAL®