

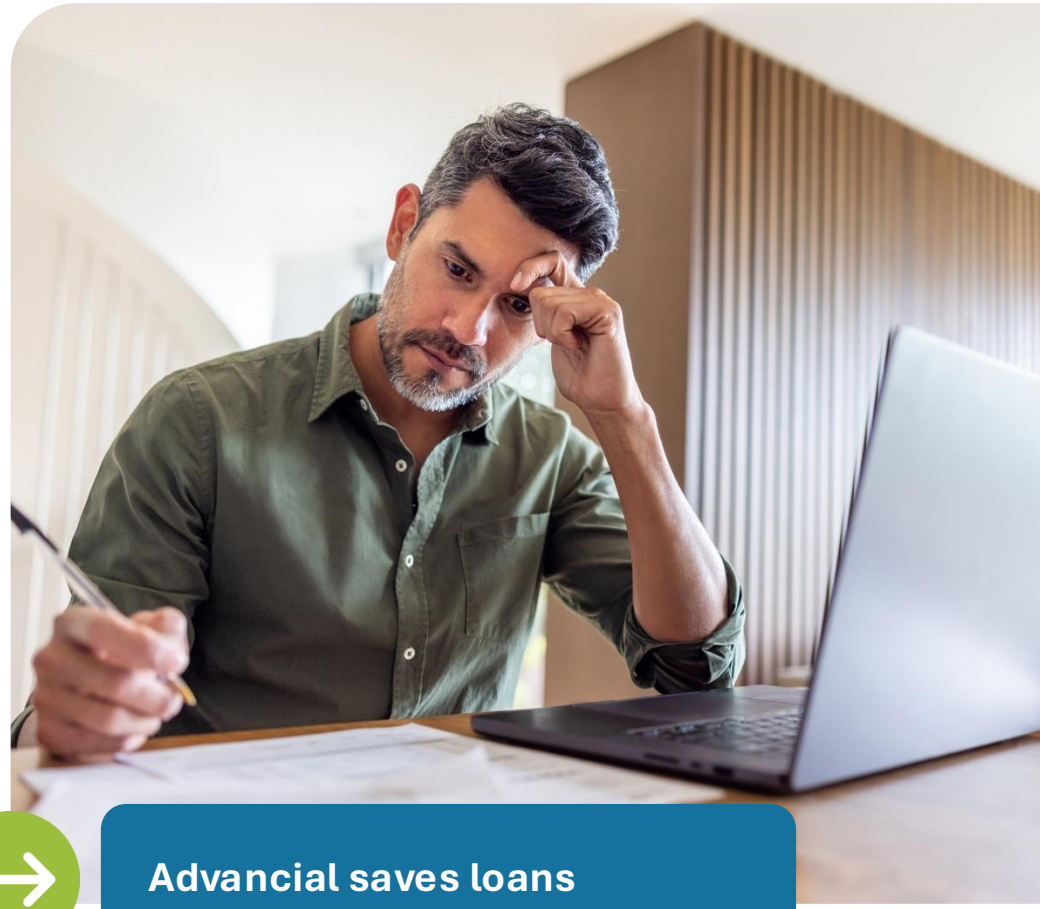
Mortgage loans are originated by Advancial Federal Credit Union NMLS #469500

EQUAL HOUSING LENDER

Federally Insured by NCUA

BRIDGE LOAN ALTERNATIVE HIGHLIGHTS

- Loan sizes up to $5,000,000 – available in all 50 states and D.C.
- Only one appraisal required per loan, regardless of loan size.
- Designed for primary-to-primary residence transactions only.
- Avoids sales-contingent offers and leaseback needs, saves earnest money, avoids cross-collateralization, and eliminates the processing time associated with bridge loans.
- Cash-out refinances allowed on departing residences with no DTI impact.
- Rush closings provided.



Advancial saves loans

REMOVAL OF A DEPARTING RESIDENCE ONLY

- The trailing primary residence can be excluded from DTI and reserve requirements if the property has more than 30% equity and it is listed for sale prior to the new loan's closing.
- Equity is typically determined using an AVM, but a BPO or 2055 appraisal can be ordered if needed.
- A HELOC or line of credit may be used on the departing residence up to 70% LTV/CLTV.
- All Advancial unique collateral types are allowed, including non-warrantable condos, condotels, non-warrantable co-ops, homes on acreage, unique constructions, etc.
- **This program typically requires the new home purchase to be an** (i.e., larger square footage, more bedrooms or bathrooms, larger acreage, etc.). Some exceptions apply (e.g., retirement downgrades).



BRIDGE LOAN ALTERNATIVE

- Advancial provides cash-out refinances on homes listed for sale, up to 70% LTV, and removes this liability from the DTI.
- Cash-out proceeds can now be used to purchase a new primary residence, up to 80% LTV.
- Advancial must fund both purchase and refinance transactions.
- **EPO risk eliminated**—contact your AE for details.
- Excess proceeds from cash-out can be used as asset depletion income and can be combined with all other income sources, including fixed income.
- Non-occupant co-borrowers allowed on all loan sizes, including cash-out.



DEPARTING RESIDENCE RETAINED WITH RENTAL INCOME

- Advancial allows rental income to be used on a home listed for sale if departing residence removal program is not needed.
- 75% of 1007 rent schedule used to offset PITI only while the property is actively listed for sale.
- Positive rental income can be generated if the property is off the market for 90 days.
- Available on all Advancial unique collateral programs, including non-warrantable condos, condotels, hobby farms, homes on acreage, mixed-use properties, unique construction and more.





THANK YOU!

ADVANCIAL®