Borrower Paid Compensation Point Stacking Example

Condotel purchase price of $1,000,000 with a loan amount of $750,000. Maximum allowed LTV 75% on a 30-year term.

- 2% or $15,000 in broker compensation desired
- 2% BPC = 6.50% rate with monthly payments of $4,740.51
- 2% LPC = 7.375% rate with monthly payments of $5,180.06
- With typical borrower paid compensation, an additional $15,000 in cash to close is required

Advancial's stacking solution:

- New loan amount would be $765,000 with the desired $15,000 borrower paid compensation financed into the loan
- New LTV = 76.5% with a monthly payment of $4,835.32
- Allows borrower to retain cash or use seller or realtor credits for other items for only an additional $94.81 per month

Call us today with your scenario – we save loans!