

Introducing the Standalone Digital HELOC



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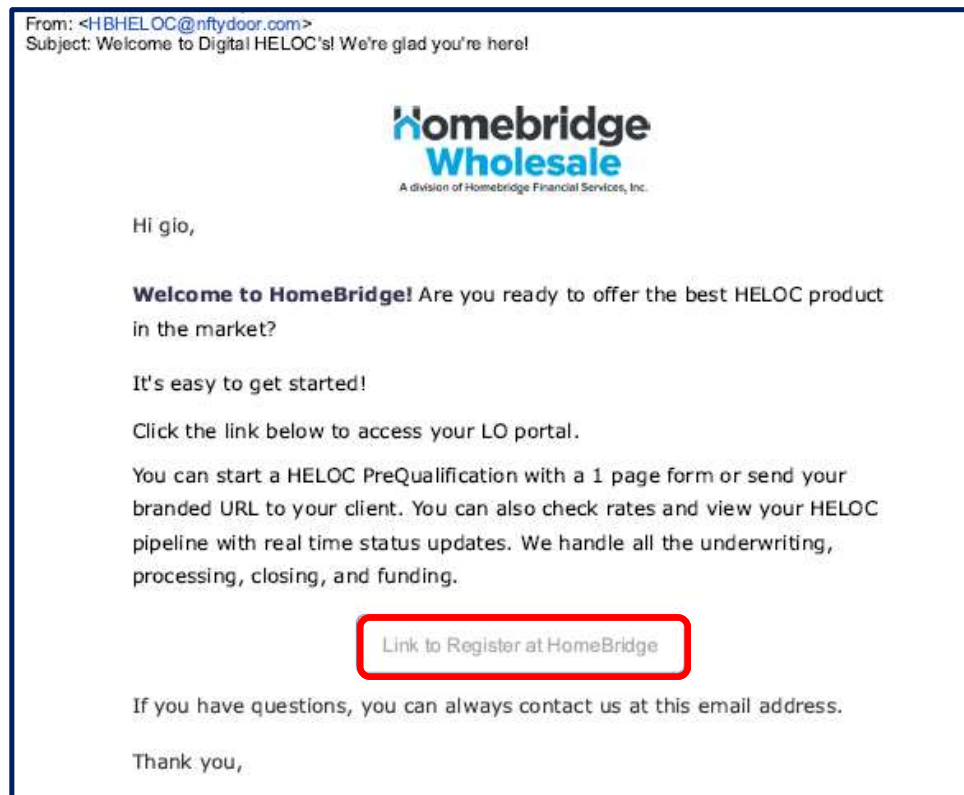


- ❑ NFTYDoor, a division of Homebridge Financial Services, Inc., offers the FAST and EASY **Standalone Digital HELOC**
- ❑ The Broker completes general Borrower information in the *Digital HELOC Dashboard* to
 - ✓ Generate Pre-Qualification Invitation email delivery to Borrower
 - ✓ After the Borrower completes registration and the Pre-Qualification offer is reviewed, the Borrower is invited to complete **the Standalone Digital HELOC** application and e-sign Broker-Branded Disclosures
 - ✓ Dependent on the subject state, the MLO may be required to sign the Broker-Branded Disclosures
- ❑ The Borrower is presented with Initial Offers based upon the stated information
- ❑ The Final Offers will be presented after the Home Valuation has been completed and the application information verified
- ❑ Lender Disclosures are generated for the Borrower to e-sign in the borrower application portal
- ❑ Brokers can view the **Standalone Digital HELOC** application status and loan documents in the *Digital HELOC Dashboard*

Welcome to Digital HELOCs! - Your Digital HELOC Dashboard



- ❑ Brokers will follow activation instructions in the Welcome email sent for access to the Digital Dashboard Loan Officer Portal
 - ✓ Subject – **Welcome to Digital HELOCs! We're glad you're here!**
 - ✓ Sign up for your *Digital HELOC Dashboard*
 - ✓ Add to your Favorites for future access



The Standalone Digital HELOC

Program Overview



- Available in all 50 States + DC
- Minimum Loan Amount - \$25K
- Max Loan Amount - \$400k
- 1st & 2nd Lien available for all loan amounts
- Min FICO - 640
- Max CLTV – 80%
- Max DTI – 50%
- 1-4 Family Primary, Secondary, & Investment*
- Fee Simple and Trust (LLC ineligible)
- 5 Year Interest-Only Draw Period, with a 25-Year Amortization* repayment term
- Minimum 75% Initial Draw (93% average at Closing)
- No prepayment penalties
- Rates are published in the Digital HELOC Dashboard weekly
 - ✓ Prime Rate plus variable Margin
- Salaried, Self-employed & Fixed Income allowed
- Non-occupant co-borrower allowed

*Note: See specific State restrictions per the current Standalone Digital HELOC Guidelines

The Standalone Digital HELOC(cont.)

- ❑ Fees/closing costs include one-time origination fee, and nominal costs for credit report, loan document prep, notary, recording fees, etc.

Fee	Estimated Fee Amount
Origination Fee/Point(s)	Up to 2.99% of Line Amount
Credit Report	Up to \$5.00
Compliance / Document Preparation / eNote	Up to \$30.00
Property AVM / Inspection	Up to \$70.00
BPO (If AVM is unsuccessful)	Up to \$95 (Collected from Loan Proceeds)
ID Verification	Up to \$5.00
Recording Fees	Up to \$30.00
Legal and Vesting	Up to \$135.00
Notary Fee	Up to \$350.00
County Taxes	Varies by County

***Note: Fees are an estimation and will vary for each loan submission.**

The Standalone Digital HELOC

General Eligibility Requirements



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- Contact your Account Executives for **the Standalone Digital HELOC** general eligibility questions
- Support is available
 - ✓ **11 AM – 8 PM ET, Monday - Friday**
- Borrower Support -
 - ✓ **Email - support@nftydoor.com OR**
 - ✓ **Call Out CHAT - within the Digital Application**
- Broker Support -
 - ✓ **Email - hbheloc@nftydoor.com OR**
 - ✓ **Text to 844-925-5102**

Product Description			
<ul style="list-style-type: none"> • Term: 5-year interest only draw; 25-year repayment • Maximum Loan Amount: <ul style="list-style-type: none"> ○ HELOC in 2nd Lien Position \$400,000 ○ HELOC 1st Lien Position: \$400,000 • Minimum Loan Amount (1st and 2nd Position): \$25,000 			
	Owner-Occupied	2 nd Home	Investment
Minimum FICO	Maximum CLTV	Maximum CLTV	Maximum CLTV
780+	80%	75%	70%
760-779	80%	75%	70%
740-759	80%	75%	70%
720-739	80%	70%	70%
700-719	80%	70%	70%
680-699	75%	65%	N/A
660-679	70%	60%	N/A
640-659	65%	60%	N/A
Eligibility Criteria			
General Application Requirements	<ul style="list-style-type: none"> • Co-borrowers are permitted; must occupy the subject property and must be vested on title • Changes are allowed after the loan application is completed in certain instances via the Portal; refer to the Standalone Digital HELOC FAQ 		
Credit	<ul style="list-style-type: none"> • Primary wage earner borrower must have a minimum 640 credit score • Credit is valid for 90 days from the time of closing 		
Draw Terms and Structure	<ul style="list-style-type: none"> • Minimum 75% initial draw disbursed at closing • 5-year interest-only draw period; 25-year repayment period (fully amortizing) NOTE: Tennessee Exception: 5-year interest-only; 10-year repayment period (fully amortizing) 		
Eligible States	<ul style="list-style-type: none"> • Eligible in all states • Brokers must be licensed in the state where the subject property is located • Refer to the State Specific Information section for state specific details 		

Note: Second Homes and Investment Properties ineligible in Texas.

The Standalone Digital HELOC

MLO Dashboard & Program References

- ❑ Access the MLO Digital Dashboard and eligibility guidelines of the **Standalone Digital HELOC** by visiting homebridgewholesale.com

- ❑ Click [STANDALONE DIGITAL HELOC](#) for the MLO Digital Dashboard

- ❑ Click on [Working With Us](#) then scroll to Standalone Digital HELOC for reference materials:
 - ✓ Rate Sheet
 - ✓ Video Training Series
 - ✓ Rate Cap Restrictions
 - ✓ FAQ
 - ✓ Quick Reference Guide

The screenshot displays the Homebridge Wholesale website interface. At the top, the company logo and contact number (855-442-7434) are visible. A navigation menu includes links for Home, Rate Sheet, Products and Guidelines, Forms, Broker Resources, Working With Us, Events, and About Us. The main content area is titled "Standalone Digital HELOC" and is divided into three sections:

- Rate Sheet**: Contains links to "Standalone Digital HELOC Rate Sheet" and "Rate Cap Restrictions", each with a "DOWNLOAD" button.
- Video Training Series**: Lists several video guides, including "How to Create the Standalone Digital HELOC Prequalification Invite", "The Standalone Digital HELOC Dashboard Overview", "Borrower Experience - Getting Started, The Standalone Digital HELOC Offer", "Borrower Experience - Closing Instructions for the Enhanced Digital HELOC", and "How to use your MLO Link to Generate and Manage a New Lead".
- Reference Guides**: Contains links to "Standalone Digital HELOC Quick Reference Guide", "Standalone Digital HELOC FAQ", and "The Standalone Digital HELOC Application - Getting Started", each with a "DOWNLOAD" button.

A secondary navigation menu at the bottom of the page includes links for HOME, ABOUT US, BULLETINS, RATE SHEET, PRODUCTS AND GUIDELINES, FORMS, BROKER RESOURCES, EVENTS, and CONTACT US.

The Standalone Digital HELOC

The Homebridge Advantage



- Instant Income Verification for the vast majority (75%+) of W-2 borrowers
 - ✓ **TWN (Verification via/The Work Number; no additional documents needed)**
 - ✓ **PLAID (TWN fails, automated analysis via PLAID)**
 - ✓ **Manual review of Income Docs (i.e. Tax Returns, etc.) available as needed**
- Option to utilize automated analysis of Bank Statements to determine Income for both W-2 and Self-employed borrowers
- Single AVM up to \$400k; if AVM fails, a BPO is ordered after borrower accepts offer; cost of \$95 is netted from loan proceeds at Closing
- Debt consolidation using HELOC proceeds
- Digital MLO Dashboard with robust functionality and real-time detailed status on all pipeline loans
- Customizable branding for Borrower Application Page, including company logo and MLO profile picture
- Flexible hybrid platform that is digitally fast, **and** with a human touch to solve real-life complexities that will result in a higher close rate
- Fast Closing; with a borrower-led application process, the journey from application to closing is as fast as the borrower is prepared to complete

Homebridge
Wholesale

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STANDALONE DIGITAL HELOC

Simple & Easy!

ERASE CREDIT CARD



Get Started NOW!

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Broker Support:
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Text - 844-925-5102

Or

Contact your
Account Executive today!