



# **CLOSED-END SECOND MORTGAGES**

## **REV UP YOUR PIPELINE**

Closed-End Second Mortgages (CES) provide the option to tap into the equity of their home to access cash without it affecting the rate on their original loan. Plus, it gives your clients the ability to borrow a lump sum all at once for whatever they need.

### **Why Closed-End Seconds Make Sense:**

- Get Cash out without refinancing an existing loan
- Seconds do not require Mortgage Insurance
- Rates on Seconds are often better than lines of credit
- Lower the down payment on a home purchase when paired with a first lien\*
- Pay for a large purchase such as; home improvements, home renovations, college expenses or medical bills.
- Fixed Term rates available
- Purchase, Rate/Term Refinance and Cash-Out Refinance available

## **PROGRAM HIGHLIGHTS**

- Purchase, Rate/Term Refinance, and Cash-Out Available (Max \$750k)
- Fixed 10, 20, & 30 year rates available
- Credit Scores down to 660
- Loan Amounts to \$750,000
- Full Doc - Max CLTV 85%
- Eligible as 2nd lien only
- Fully disbursed at closing, no draw feature
- Minimum loan amount \$75,000
- No reserve requirements on stand alone seconds
- Cash-Out - Up to 85% CLTV Full Doc and Alt Doc
- Up to 80% CLTV Cash-Out Refinance on Investment
- Owner Occ., 2nd Home and Investment
- Properties Up to 50% DTI
- Properties with a solar lien are eligible (check matrix)
- Non-Warrantable Condos Eligible

\*Eligible only in conjunction with Forward Lending first liens.

The following states are ineligible: MI, NJ, NY, TN, TX, VT, WV. Restrictions apply, contact your Account Executive for details. Important to note that a Closed-End Second Mortgage may typically have a higher interest rate than the first lien mortgage.

**INTENDED FOR USE BY REAL ESTATE AND LENDING PROFESSIONALS ONLY AND NOT FOR DISTRIBUTION TO CONSUMERS.**