



HOMEFLOW

BUY FIRST - SELL LATER



About HOMEFLOW

Introducing HOMEFLOW, the revolutionary program that empowers you to seamlessly transition into your dream home. With HOMEFLOW, you can purchase your new home before selling your current one, unlocking the equity in your existing property to use as the down payment on your new dream home.

The best part? Your current mortgage doesn't count against your debt ratios, giving you more purchasing power and flexibility. Say goodbye to the stress of coordinating the selling and buying timelines. HOMEFLOW simplifies the process, allowing you to secure your new home with confidence and ease. Take control of your move and experience the freedom of HOMEFLOW today!

Buy before you sell –

A tool to unlock your home equity and remove the home sale contingency, all while you move into your “next” dream home and your real estate agent sells your departure residence for top dollar.

- Reduce the stress and concern of a contingent home sale.
- Don't miss out on the perfect home because of timing.
- Use your trusted realtor of your choice for the purchase and sale of your home.
- Sell your home on the open market for top dollar.
- Enjoy the flexibility to act quickly to purchase your next home.

Buy Before You Sell – 3 primary benefits.

CONTINGENCY BUSTER


Remove your pending sale contingency before you submit an offer on that next home!

RELEASE THE LIABILITY

Give yourself the flexibility you need to close on the new mortgage and move into your new home stress free. Drop the departing residence mortgage liability and increase your purchase power!

0% INTEREST BRIDGE LOAN

Our EQUITY UNLOCK gives you access to a portion of your current home equity that you can use towards the down payment on your new home.



How Does it Work?

3 Easy Steps



Unlock equity from your home with ease

- We will evaluate your property for eligibility in the program and let you know how much of your equity you can unlock for the purchase of your new home.



Buy your dream home with confidence

- Make a strong offer on your new home without a home sale contingency - and avoid moving twice.



Sell your current home with peace of mind

- Your agent will list your vacant home on the market to attract the strongest offer possible

BUY BEFORE YOU SELL

Sample Transaction

Step 1

Departing
Residence Approval

Expected Sale Price:
\$500k
Mortgage Balance:
\$250k
Equity Unlock:
\$125k
Loan Payoff Value:
\$375k

Step 2

Contingency Free
Home Shopping

Shop for a new home
with the ability to
make a contingency
free offer and a 0%
interest bridge loan
in your back pocket.

Step 3

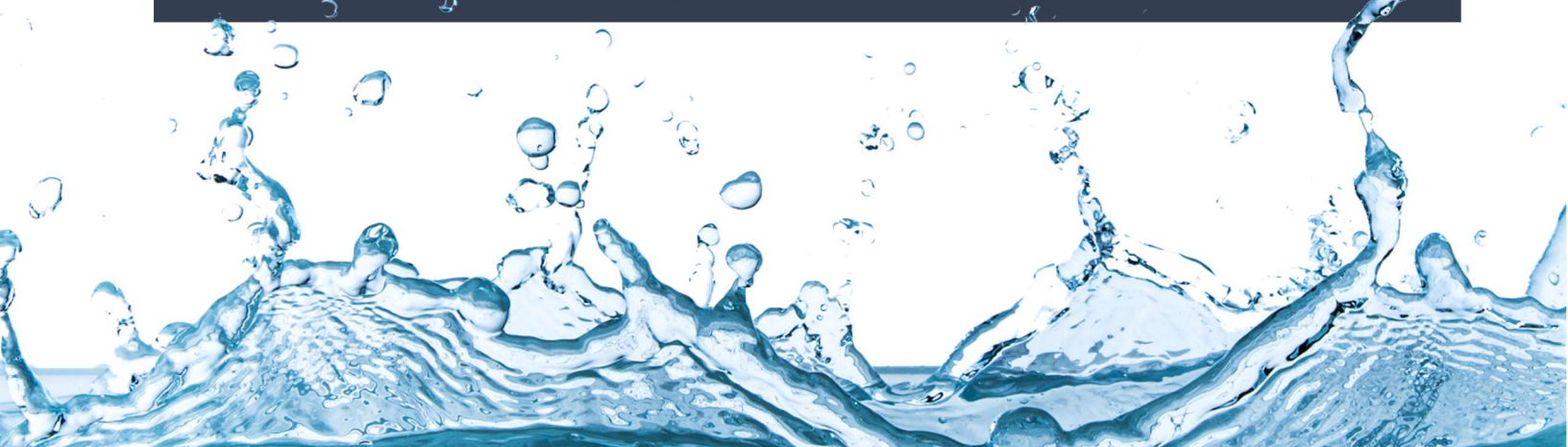
Close on New
Home/Mortgage

New Purchase:
\$600k
Down Payment:
\$130k (equity unlock)
New Mortgage:
\$470k (with the ability to
recast the loan post sale
with additional proceeds to
improve PITI payment)

Step 4

Sell at Full
Market Value

List your home & sell
at full market value
(Fees paid out at closing)
Ability to execute the
“Upside Protection”
back up offer of the
home is not under
contract in 90 days.



Property Requirements –

BUY BEFORE YOU SELL

Property Requirements

The Home

- Homes Values - \$250k to \$2M
- Square Feet – 750+
- At least 1 bedroom and 1 bath.
- Any lien on the home from solar financing or leasing must be fully paid.
- Solar lease does not need to be fully paid off but will need to be counted for the payoff in the econ model.
- Cannot be occupied by tenants before or after the purchase.
- No leasehold, no outstanding life estates, trusts will need trust agreement to review before approval.
- No VA or FHA financing on incoming residence.
- If the Departing Residence or Incoming Residence is a second home or investment property, the transaction is NOT eligible.

The Lot & Location

- Currently only available in CO, CA, AZ, OR, WA, FL, GA, TX.
- Eligible properties = Single Family Home, Townhome, or Condo*
- Less than 2 acres
- Must have access to public roads and utilities (water, electricity)
- Must be zoned as residential.
- NOT in an age-restricted community.
- NOT a short-sale or pre-foreclosure.
- NOT subject to any leases, including tenancy, oil / gas / mineral rights.
- Departing residence cannot be part of an active new construction community.
- Incoming Residence must have a Certificate of Occupancy if new construction home.
- No Active Foreclosures or Bankruptcies.

Repairs & Renovations

- No ongoing renovations affecting bathroom, kitchen, drywall, or landscaping.
- No major defects in or ongoing repairs or upgrades to foundation, framing, roof, plumbing, electrical, HVAC, fireplace, or chimney.

Listing & DOM

- Property must be approved before 115 Days on Market.
- Expected days on market is less than 90 days list-to-pending.

HOA's require additional approval.



Approval Requirements –

What is required for approval?

- **Completed Mortgage HomeFlow Questionnaire**
 - **Confirming mortgage balance (departing home), credit score & financial information.**
- **Completed Property Questionnaire from listing agent.**
 - **Confirming expected sales price and listing information.**
 - **Quality Property Photos (may not be required if listed with photos online)**

Photo Requirements

To provide you with an equity unlock offer we will need specific recent photographs of the property. Typically, your listing agent will facilitate the photos and provide them to the review desk for consideration.

Required photographs include:

- | | |
|------------------------------------|---|
| ✓ Kitchen | ✓ Any Bonus Spaces |
| ✓ Living Room | ✓ Basement (when applicable) |
| ✓ Dining Room | ✓ Backyard/Patio Front Yard |
| ✓ Primary Bedroom, closet, bath | ✓ Any additional unique areas of the home |
| ✓ Each additional bedroom | |
| ✓ Each additional bathroom, closet | |

All photos must be recent (within the last 30 days) and must accurately represent the current condition of your home.

Additional Tips:

- ✓ When capturing interior photos, try to take the photos standing in one corner of the room, to capture most of the room in one shot.
- ✓ When capturing exterior photos, please be sure to capture the entire perimeter of the house.
- ✓ If there are any active renovations or repairs needed, please make sure to capture these.



FAQ's

How long does it take to get approved for a HomeFlow mortgage?

It takes 1-2 business days on average to get conditional approval, and you'll be ready to submit offers with no home sale contingency within 2-5 business days.

Do I get to work with my preferred real estate agent?

Yes, your real estate professional will always continue to be your primary point of contact regarding your property purchase and sale. We will communicate with your agent at all times to ensure the best possible outcome for your property.

How long do I have to sell my home?

Once you have signed the program agreement, you will have 90 days to sell your property in the open market. After the 90-day period has elapsed, the program will then initiate the Backstop Purchase Contract to eliminate the debt of the previous property so that you are not required to make two mortgage payments. Your preferred agent continues to list the home and attempt to sell it for an additional 120 days utilizing our "UPSIDE PROTECTION" plan upon sale. Upside Protection provides that you will still receive all the upside from the sale of the home minus any costs or fees.

How much does it cost?

It's free to get started and see how much equity you can unlock. If you choose to use the program to purchase your new home the fee is 2.4% of the current home's sale price.

What happens if the home doesn't sell?

In the event your home does not sell within 90 days, the program will purchase it at the loan payoff value, then will relist the property on the open market utilizing your preferred listing agent. This is unlikely though as your agent should have the home listed at market value and will coach you through any needed price adjustments up to the 90 days to get the best available offer on the open market.



How do you determine how much equity can be unlocked from my home?

The amount of equity you can unlock is determined using a proprietary algorithm, which takes into consideration the estimation of your home's value, current market conditions, projected market risk, borrower financials, outstanding loans, and more. You'll be able to unlock a portion of the overall equity you have in your home upfront, prior to selling the home – and will receive the remainder of your equity after the home sells, less program fees and expenses.

What if your home is already listed?

There is no limit to how many cumulative days a property has been listed on the market at time of submission to request a HomeFlow review. However, the total number of listed days can affect your Equity Unlock Amount based on the risk profile of the property.

Contact us for questions or more information

With you every step of the way!



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