



FUNDED IN ONE DAY

SAVING A TIME-SENSITIVE HOME PURCHASE



The Challenge

A recently divorced mother was buying a new home for her children while her current family home was firmly sold. She wanted to close on the new home before receiving the funds from the sale of her current home. Her financing fell through when an A lender would not accept her spousal and child support income. Her mortgage broker needed a quick solution and a lender who could understand the client's situation.

MORTGAGE DETAILS



Loan Amount
\$571,996



LTV*
80%



Interest Rate**
11.99%



Term
6 Months



Free
valuation



The Solution

- Structured short-term **Purchase Financing** with two planned exits: sale proceeds from her current home to repay most of the mortgage, then refinancing the balance.
- Prioritized in-house valuation and direct underwriting support to meet the closing deadline.
- Coordinated with the legal and funding teams to deliver funds **within one business day**.



The Outcome

- The mortgage broker supported their client in closing on her family's new home on time.
- Her current home was firmly sold, with sale proceeds expected to repay most of the mortgage.
- The smaller remaining balance will be refinanced using her income, credit and support payments.

SUBMIT A DEAL



MORE INFORMATION



Note: The Annual Percentage Rate (APR) for this deal was 16.25%, which includes applicable lender and broker fees. *Loan-to-value (LTV) was 80%. **Interest rates, APR and fees are determined deal-by-deal and can change based on several different factors. [Contact us](#) for current rates.