

APPROVAL IN MINUTES CLOSE IN 5 DAYS*

Revision 7.28.2023

5 DAY HOMELOANTM YEP!



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loantown
NMLS 2090923

The 5 Day HELOC is a standalone product. It requires a full draw at closing and has no prepayment penalties.

Loantown offers this product in California and Florida.

Product Description

- Terms Available: **5, 10, 15, and 30 years**
- **1-Unit properties Only** (SFR, Condo or PUD)

- Maximum DTI = 50%
- Minimum Loan Amount = \$25,000

Owner Occupied – 1st or 2nd Lien		
Max Loan	Max CLTV	FICO Score
\$125,000	65%	620 – 639
	75%	640 – 659
	80%	660 – 679
\$150,000	85%	680 – 759
\$200,000	80%	680 – 699
\$250,000	80%	700 – 739
	85%	740 – 850
\$300,000	80%	740 – 850
\$350,000	75%	740 – 759
\$400,000	75%	760 – 850

2nd Home or Investment– 1st or 2nd Lien		
Max Loan	Max CLTV	FICO Score
\$200,000	70%	680 – 719 *
\$225,000	70%	720 – 759 *
\$250,000	70%	760 – 850 *
Max Loan	Max CLTV	FICO Score
\$100,000	70%	680 – 759
\$150,000	70%	760 – 850

FOOTNOTES: * -2nd home/investment = 680 minimum FICO

A large teal circular graphic on the right side of the slide, containing the title text.

Eligibility Criteria

- Only one borrower may apply (no co-borrowers)
- No changes are allowed after loan application is completed (i.e.: legal name corrections, loan amount changes, etc.). A new application must be submitted.
- HELOC may not be used to payoff debt or existing HELOC lien(s) to qualify

INCOME

- Marital income may be used for qualifying
- Income can be a combination of earnings and/or asset depletion
- Borrower may validate income via bank account data, paystubs or tax filings
- Income verification is primarily automated; only paystubs may be manually uploaded

Eligibility Criteria

CREDIT

- FICO must be greater than or equal to 620
 - *Minimum of 680 for 2nd home/investment & 3rd Lien
- Credit is valid for 30 days
- Inquiries: Total number of inquiries (excluding mortgage and auto) must be less than 6

Eligibility Criteria

LATE PAYMENTS, COLLECTIONS & DEROGATORY EVENTS

- No mortgage 30 days or more delinquent reported in the last 6 months
- No tradeline 60 days or more delinquent reported in the last 12 months (including non-medical collections)
- No non-medical collections with a balance greater than \$500
- No public record Bankruptcy filed in the last 5 years
- No applicants with non-discharged/dismissed bankruptcy filings
- No foreclosure proceedings in the last 5 years

**Eligibility
Criteria**

PROPERTY

- 1-Unit SFR, Condo, or PUD only
- Fee Simple Only; Leasehold / ground lease / co-ops ineligible
- Property size cannot exceed 20 acres
- Property value must be supported by proprietary AVM; no appraisal reviews allowed
- Properties purchased within 90 days are **ineligible**

Eligibility Criteria

LIEN POSITION

- The 5 Day HELOC may be in 1st, 2nd or 3rd position

**Eligibility
Criteria**

DRAW TERMS & STRUCTURE

- A full draw is required at closing
- No prepayment penalty applies
- 100% Maximum redraw available (based on initial credit line) in minimum increments of \$500
- Draw period of 5, 4, 3, or 2 years, depending on initial term (30, 15, 10, or 5 years, respectively)
- Subsequent draws are subject to an Automated Valuation from the lender at no cost to client

**Eligibility
Criteria**

TERM	DRAW PERIOD
5	2 Years
10	3 Years
15	4 Years
30	5 Years

DRAW TERMS & STRUCTURE

- Draw Feature: The initial loan amount funded at closing will be fixed rate. The loan contains an additional draw feature. If the borrower decides to make an additional draw, the interest rate for the redraw will be set as of the date of the draw. The interest rate will be the Index, which is the highest domestic Prime Rate published in the Money Rates section of The Wall Street Journal (Eastern Edition) for the calendar month preceding the date of the additional draw, plus a fixed Margin and will be the fixed rate that the draw keeps for the duration of loan term. The margin on the first draw is determined based on the fixed rate less the Index as of origination and will be held constant for all additional draws. Example: a first draw is taken at a fixed rate prime + 50bps margin = 5%, and the subsequent draws would be prime + 50bps margin. In 1 year, the borrower makes the second draw. Index is now 5.5%. The interest rate for the draw is 5.5% + 50bps = 6%. The second draw is fixed at a 6% rate for the remaining term.

**Eligibility
Criteria**

RATE

- Interest rates are determined by loan components through AI technology; no rate sheet is available. Borrowers may be offered several rate options based on requested loan amount, initial draw term, and selected origination fee options
- Interest rates are fixed with no interest-only period; payments are fully amortized
- Quoted interest rates include a total of 0.5% in discounts: 0.25% for automatic payments and 0.25% for enrollment in credit union account. Opting out of either or both features will increase the interest rate accordingly

Eligibility Criteria

FEES

- One-time origination fee of 2.99%

**Eligibility
Criteria**

The Basics

- One borrower only
- The process is fully automated. Borrowers can link directly to IRS.gov (*important for self-employed borrowers), online bank account(s), or payroll login. Paystubs may be uploaded directly
- No changes may be made to the loan after application (including name corrections and line amount changes). Borrower will need to reapply
- Automated Valuation only. A full appraisal is not required
- No decision appeals allowed

The Basics

- Rates are determined by loan eligibility criteria (such as FICO, CLTV, etc)
- **Discounts:** 0.25% for automatic payment & 0.25% for enrollment in Credit Union Account
- Loans are canceled after two (2) weeks of inactivity
- Loans can be approved within minutes of applications
- Borrower receives the full amount of the line at closing (no prepayment penalties)

1

Basic Information

2

Select Your Offer/Customize Your Loan

3

Provide Additional Information about the Borrower & the Subject Property

4

Verify Your Identity

5

Verify Your Income

6

Set Up Loan Disbursement Authorization & AutoPayAccount

7

Review Your Closing Documents

8

Set-Up Notary via E-Notary or Live Notary Appointment

8 Sections of the Borrower's Application

SECTION 1

Basic Information

- Borrower consents to a soft credit pull (this is to issue an initial pre-approval and will not affect the borrower's credit score - a hard credit pull is done later prior to closing for the final approval)
- Soft credit check and an automated valuation are then pulled (no full appraisal is needed)
- Borrower's Legal Name
- Valid ID (driver's license or govt issue ID or SSN or ITIN)
- Phone Number

SECTION 1

Basic Information

- Email
- Property address
- Occupancy type (primary, second home, or investment)
- Financing purpose
- Marital Household Income (only primary borrower goes on the application but marital income from a legal spouse can be used to qualify)

SECTION 1

Basic Information

Lien matching

(if there is a perfect match between property, lien data and credit, the borrower will be given the opportunity to self-attest that the info is correct, otherwise they will need to update manually to confirm liens)

We have been unable to verify the below liens on your property. Please confirm or add any outstanding liens.

Please select any outstanding liens on your property. You may also add any current liens not included in the list. If none apply, you may leave this section blank.

Lender	Origination Date	Original Amount
<input type="checkbox"/> Bank of America	10/12/04	\$300,000
<input type="checkbox"/> Chase	03/24/09	\$150,000
<input type="checkbox"/> Add Lien		

Continue

SECTION 2

Select Offer & Customize the Loan

Information collected; "Soft Pull" credit data, & AVM results are run through an automated decisioning engine for prequalification. Once prequalified, the borrower is offered a maximum loan amount and various repayment options so that they can customize their loan to suit their needs.

Congrats Clare, you're pre-qualified!
You can borrow up to \$150,000.

Select the amount of cash you want

\$138,000

\$15,000 min

\$150,000 max



SECTION 2

Select Offer & Customize the Loan

Select a one-time origination fee of (1.5%, 3%, or 4.99%) and then choose the term (5, 10, 15, or 30 years). The higher the origination fee the lower the interest rate so borrowers can customize the terms to their needs.

The one-time origination fee is financed into the loan so that the borrower does not need to bring any cash to closing

origination fee reduces your APR and monthly payment but increases your total loan amount. Whichever choice you make, the origination fee will be included in your total loan amount and no cash will be required at closing.

<input type="radio"/>	0%	<input type="radio"/>	3%	<input checked="" type="radio"/>	4.99%	\$100 - \$189
One-time origination fee						Est. additional monthly savings

Select Your Term

Fixed term	APR	Est. monthly payment*
<input type="radio"/> 5 Year	4.99%	\$1,272
<input checked="" type="radio"/> 10 Year	6.25%	\$983
<input type="radio"/> 15 Year	6.49%	\$810
<input type="radio"/> 30 year	7.25%	\$684



TIP: Borrowers can get up to a .50% discount by enrolling in Auto-Pay and opening a Teachers FCU account. This 23 option is given to the borrower when they select their offer.

SECTION 3

Additional Information About Borrower & Subject Property

Social Security Number is requested for a "Hard" credit pull and customer checks box to acknowledge that they have read the disclosures sent to them.

Tell us more about you and your property.

Marital status

Married

Ownership type

Sole owner

Ownership type depends on your deed, not a finance document (e.g. Deed of Trust or Mortgage). An ownership type of sole means you are the only individual listed on your most recently recorded deed.

Social Security Number or Individual Taxpayer Identification Number

121-23-1222

We will pull your credit only after you complete identity and income verification.



Click to confirm you have read these important disclosures and that the information included in your application is accurate.

By pressing "Agree," you authorize Figure to obtain your consumer credit report to evaluate your application and Figure account. We will not pull your credit until you complete the underwriting process. This hard credit pull may affect your credit score.

Agree

SECTION 4

Verify Identity



See the screenshot in the next slide

Borrower can then review the data that has been submitted so far and submits the application.

Borrower has various choices to verify their identity:

- Upload a jpg/png file of their ID with their identity
- Take a picture of their ID (they will receive a text with a link to text the photo).
- Provide an email to send their ID
- They can opt to provide their ID later by returning to this screen

They then must choose from items in a drop down which type of ID that they provided.

This information is then submitted by the borrower and sent to a third party to verify its authenticity.

SECTION 4

Verify Identity

Now let's quickly verify your identity.

Please select a method below to share a copy of your ID. Please make sure to get clear picture, make sure you have good lighting, a plain background.

Select an option

Upload file

Provide an image (jpeg/png) of your ID.

Take a picture

Use your device camera to take a picture of your ID.

Provide via email

We will send you an email to respond to with a photo or file of your ID.

Remind me later

Return to this screen later to provide your ID, which is required.

ID type

US Driver's License

Upload a photo of the front of your ID



SECTION 5

Verify Your Income



See the screenshot in the next slide

OPTION 1

Link the borrower's checking account (assuming direct deposit). This is the fastest option.

OPTION 2

Link the borrower's tax returns (link to borrower's tax preparation service or set up an account with IRS.gov to get access to tax returns).

OPTION 3

Link paystubs (log in to the borrower's payroll provider to get the most recent paystubs).

OPTION 4

Link the borrower's asset accounts to use asset depletion (retirement, savings, or investment accounts). Asset depletion is automatically calculated if the applicant has connected an eligible asset account type.

SECTION 5

Verify Your Income

Select an option(s) below to securely verify your income information.

We'll help guide you through the process. Please be patient—verifications can take up to a minute.

Income verified

50 / \$190,000

Quickest option

Link checking

Log in to your financial institution to securely link your personal checking account. Business accounts are not eligible.



Link tax returns

Log in to your tax preparation service or IRS.gov to provide us your gross income in a few simple steps.



Link paystubs

Log in to your payroll provider to provide us with your most recent paystubs.

Link assets

Log in to your asset accounts. This can include retirement, savings, and investment accounts.



TIP: Borrowers who have multiple sources of income can link more than one account to verify their additional 28 income sources.

SECTION 6

Authorize Disbursement and AutoPay Accounts

The borrower can then link an account where they want to receive their funds and **authorize** the monthly payment to be debited from the account of their choice on a monthly basis.

Select the checking account where you'd like to receive your funds.

Wells Fargo

Primary Checking Account

Secondary Checking Account

Chase

Primary Checking Account

By pressing "Save and continue," you authorize Figure to disburse your funds to the account provided.

[Link additional account](#) [Continue](#)

Authorize your monthly payment.

Your monthly payment will be debited from the account below.

Checking
011112338 - XXXXXXXXXX00000000

I authorize Figure to automatically debit the selected account for the amount due on each due date.

[Save and continue](#)

SECTION 7

Review Your Closing Documents

The borrower then reviews and agrees to each of the closing documents.

HELOC agreement

 Download

Figure Lending LLC
1720 Boulevard 19th Avenue Suite 300
Charlotte, NC 28277
NMLS ID: 171704

Figure Home Equity Line of Credit Agreement

Borrower's Name: Carter Tech	Agreement No:
Lender's Name: Figure Lending LLC	Loan Identification Number: 123456789
Total Draw Available to Borrower: \$20,000.00	Total Loan Amount: \$20,000.00
Fixed Loan Amount:	Adjusted Rate Loan: \$20,000.00
Total Annual Percentage Rate (APR):	Margin: 2.99%
Term: 10 years	Annual Daily Periodic Rate: 6.9925%
Property: 123 ANDERSON BLVD CHARLOTTE, NC 28204	Estimated Initial Monthly Payment: \$219.70
Regulation Z APR of Initial Draw:	Continued into chapter and used for recording the Security Instrument B-06

Please read this carefully and keep a copy for your records.

This Figure Home Equity Line of Credit Agreement ("Agreement") contains important information about your home equity line of credit ("HELOC") with us. By electronically signing this Agreement or using your HELOC, you agree to this Agreement. The borrower who signs this Agreement is identified as "you" or "your", and Figure Lending LLC and its successors and assigns is identified as "Figure", "we", "us" or "our".

If you have questions about this Agreement, you may contact Customer Support at help@figure.com. You can view information about your HELOC by logging into your online account at [www.figure.com](https://figure.com) ("Online Account").

I. Using Your HELOC

- Account Opening.** Your HELOC will be opened after your acceptance of this Agreement and your satisfaction of any applicable closing conditions, including execution and delivery of the Security Instrument defined in Section 1.1.1, provided that you have accepted this Agreement and satisfy all such closing conditions no later than the date of the closing. After the date on which you last authorized Figure to perform a hard inquiry on your credit history, we will reserve the HELOC credit for your initial draw as defined in Section 1.1.2 on your Closing Account as defined in Section 1.1.3 on the Business Day after the date of the opening day of your HELOC, or the expiration of any applicable retention period.

- Open End.** Your HELOC is a revolving, open-end line of credit secured by the "Property" identified above, meaning you may make one or more draws (defined in Section 1.1.5) and additional draws (defined in

SECTION 8

Connect with a Notary

The last step is for the borrower to **schedule a notary session** via e-notary (if allowed in the county where they are located). The e-notary session is set up as a video chat. This is where they can review and e-sign the closing documents.

If e-notary is not permitted based on state or county laws, they can schedule a manual notary session where they can sign the documents in person.

Review the mortgage

I have read or have others reading this certificate with me for the study of the individual who signed the document to which this certificate is attached, and as to the contents, nature, or validity of the document.

Name of VERDANA
County of Cambridge

On 05/14/2018 before me, Reynold Clavina D. Finley, personally appeared XXXXXXXXXX (individual whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument he/she/they, or the entity upon behalf of which he/she/they acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Reynold Clavina D. Finley
Signature of Notary
Commission expires: 01/31/2020
Notary ID: 7669430

NOTARY SEAL

Sign document

Once the documents have been signed, there will be a 3 day Right-of-Rescission prior to the loan disbursing.

Congratulations, Clare!

You've successfully completed your process.

We're now reviewing your documents. Once everything is in order and we have assessed the condition of your property, we'll submit your loan to the county for recording.

We'll let you know when your loan funds or if there are any issues with your property's condition or documents.

Thanks for choosing Figure1

[Go to dashboard](#)

[Receive a free gift](#)

**The Loan
Process is
Complete!**