

The Homebridge Standalone Digital HELOC Advantage

	Homebridge Standalone Digital HELOC	Other Digital HELOCs
Dedicated Support Team	<ul style="list-style-type: none"> ✓ Yes, via email & Text/Chat for MLOs & AEs ✓ Via email & Chat for borrowers 	✗ No
Eligible States	✓ 50 States + DC	✗ Not eligible in all states
Co-borrowers (Apply with a co-borrower?)	✓ Yes, allowable (Non-Occupant Co-borrowers allowed)	✗ No
Living Trust eligible in all 50 states + DC	✓ Yes	✗ No, Living Trust ineligible
Digital Dashboard w/MLO Personalized Application Link	✓ Yes, with customizable borrower application page Company Logo and MLO photo display option	✗ No
Digital Underwriting	<ul style="list-style-type: none"> ✓ Flexible hybrid platform <ul style="list-style-type: none"> ○ Digitally fast pre-qualification prescreening (Borrower eligibility verification, Soft-Credit Pull, AVM) ○ Immediately delivery of Pre-Qual Offer & Broker Disclosures ○ Underwriter Assistance for increased pull through % 	✗ 100% Digital (Limited pull through % when outside of digital analysis)
DTI Builder (to meet debt to income)	<ul style="list-style-type: none"> ✓ Multiple banks/financial institutions can be linked for income analysis to support all income sources ✓ Multiple income sources allowed/verified for individual borrower(s) 	✗ 100% Digital with single income verification source
Income Analysis Options	<ul style="list-style-type: none"> ✓ Instant verification via TWN, & TRUV for salaried, fixed-income, & Plaid, CRA bank income verification for self-employed borrowers ✓ Income documents may be uploaded for review, as needed 	✗ No, the only option is Bank Income Verification
Rental Income allowed on New Purchases	✓ Yes! Lease + receipt of rents received on properties purchased since last tax filing	✗ Tax Returns used to verify Rental Income
Debt Consolidation (payoff to qualify)	✓ <i>Yes! Borrowers CAN pay off debts to qualify</i>	✗ No, cannot consolidate or pay off debt to qualify
Exclude debts paid by others	✓ Yes! Provide 6 months documentation of debts paid by others to exclude	✗ DTI calculated per credit report
Valuation Options Available	✓ Yes, AVM & BPO, as applicable (No upfront cost to borrower)	✗ No
Seasoning after Purchase/Refi Transactions	✓ No, (no waiting period applicable)	✗ Yes, (45-day w/Refinance; 90-day w/Purchase)
Closing Options (Face-to-Face & Virtual)	✓ Yes, virtual and face-to-face closing available in all states	✗ In-person allowable ONLY in RON-ineligible states

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	Homebridge Standalone Digital HELOC	Other HELOC Lenders
Real Time Payment (RTP) Funding	✓ Yes, (Monday – Saturday)	✗ No
Compensation Payout (Broker)	✓ Paid via ACH same day of Funding	✗ After 45 days, via regular mail - <i>only</i>
Title Curative Team	✓ Yes	✗ No
Available Product Option	✓ 30 Year ARM w/Interest Only Payments for first 5 years (Payments may be reduced w/Market)	✗ 30 Year Fixed Full Payment
Feedback on Product Direction Welcomed	✓ Yes	✗ No