

\$450,000 "ADVANTAGE PAYMENT" MORTGAGE FOR UNDER \$1499 / PER MONTH

How Does an "Advantage Payment" Mortgage Work For You?

Features and Parameters

- Start Rate: 1% for minimum payments
- Occupancy: Owner Occupied, second homes, investment properties
- Property Type: 1 to 4 Units, manufactured homes, condos, condotels, co-ops
- Minimum Credit Score: 620
- Maximum Financing: Up to 90%
- Maximum Loan Amount: Up to &7M
- Type of Borrowers: U.S. Citizens, Permanent Resident Aliens, Foreign Nationals, Corporation, LLC, General Partnership, Limited Partnership, Irrevocable Trust
- Finance Type: Purchase, Rate and Term Refinance, Cash out, Stated Assets/Stated
- Income, NO Income/No Assets
- Amortization Type: 15,30 & 40 year terms
- Indices Available: MTA, COFI, COFI, LIBOR, CMT

Benefits

- Up to 4 payment options will give you financial control
- Index stability offers peace of mind
- You can afford more home than you could with a fixed-rate mortgage

Example

Loan amount: \$450,000.00 at 6.5% for 30 year term, monthly payment \$2,844.31

Loan amount: \$450,000.00 at 1.25% for 30 year term, monthly payment \$1,499.63

How does an "Advantage Payment" Mortgage Work

Every month, you can elect to make one of four different payment options. These options will arrive o you monthly in your mortgage statement. The four payment options are:

1. Minimum Payment

One of the lowest mortgage Payments in the U.S. This can result in some Principal and Interest being deferred (Negative Amortization) during the first 5 years. Any Payment that is below the interest only payment, you will defer that interest and the amount will be added to the Mortgage. Regardless of where interest rates go, this payment will be available for the first 5 years of the loan.

2. Interest- Only Payment

This will insure no negative amortization and still provide a low interest only payment. This payment is based off the fully indexed rate.

3. 30 Year Payment

This payment is the 30 year, principal and interest payment. This payment is based of the fully indexed rate.

4. Pay 15 year payment

This payment is the 15 year, principal and interest payment. This payment is based off the fully indexed rate.

Why Pay the Minimum Payment?

The minimum payment can allow a borrower to increase their cash flow by reducing their mortgage payment. People use the cash flow savings to:

1. Debt Reduction

Use the extra savings to pay off more expensive debts that carry higher interest.

2. Investment

Apply the savings to an investment that will pay a higher rate than the mortgage

3. Expedite the 2nd Mortgage Payoff

The borrower can pay off a higher rate second mortgage

Some borrowers may never elect to pay the minimum payment. However, they have the peace of mind knowing that they can always afford the minimum payment.

Who is ideal for an Advantage Payment mortgage?

1. Fluctuating Income

People that have income that varies from month to month often prefer knowing that they can pay less when times are tough and more when business is better. Commission, Selfemployed, seasonal and gratuity based positions are perfect for this loan.

2. Landlords

This loan carries great terms on investment properties. If a renter does not pay or the property is vacant longer than expected, the minimum payment can help keep the cash flow loss to a minimum

3. High Cost Housing

A 30 year mortgage is often times too expensive. This loan will allow a borrower to afford a much more expensive home while keeping the monthly payments low while still having a fixed and predictable payment for the first five years while the minimum payment is available.

4. Investors

Because of the ability to increase cash flow, this loan will naturally appeal to the savvy investor. If you can make a safe 10% investment from the cash flow savings on the MTA mortgage rate, you can clearly make money while taking advantage of the mortgage tax advantages.

5. Future Income

People that are going to increase their pay over the next 5 years and wish to live in a more expensive home now. These people can make the minimum payment until they get the raise or income that they are expecting in the future

Please submit your inquiry to see if you would qualify. Additional limitations and restrictions may apply. Indicated features and parameters may not be applicable to all applicants. Please be advised that rates and parameters are subject to change without notice. The APR on Option Arm products is 6.98%. All loans are arranged through third party lenders.

Please fill out the secure online application and you will be contacted shortly.