

# Bridge to Home

## Home Loans Tailored to Your Unique Needs



Home ownership is one of life's greatest accomplishments. We believe that everyone should have an opportunity to own their own home or be able to refinance their existing homes. Our Bridge to Home Loan program is designed for applicants who do not fit into the "standard boxes" of many other lenders who use a "one size fits all" solution. It is the perfect fit for:

- Self-Employed Persons
- Independent Contractors
- Small Business Owners
- Individuals with Irregular Income
- Immigrants / Foreign Nationals
- Corporations, Trusts or LLCs
- Persons with Past Credit Issues

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# Bridge to Home Program Features

- Purchase, Refinance and Cash-outs<sup>1</sup>
- Minimum Down Payment from **40%**
- Maximum Loan Size of **\$2,000,000**
- No Minimum FICO Score
- No Credit History is Requested
- **100%** Gift Funds Allowed<sup>2</sup>
- Owner-occupied / Second Home / Vacation Home / Investment

<sup>1</sup> Cash-out refinance not available in Texas.

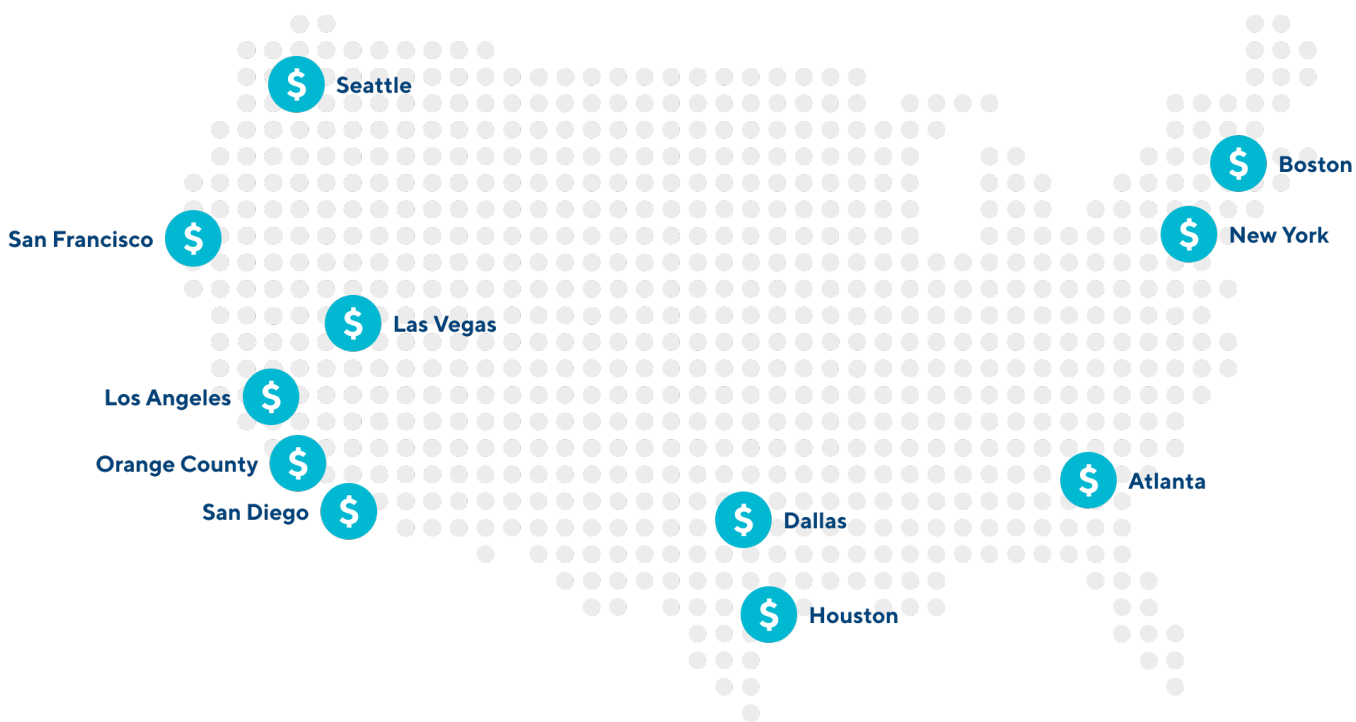
<sup>2</sup> Gifts are allowed for down payment and Closing Costs only.

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## Ways to Qualify

- ✓ Qualification based on Income Ratios (see Glossary for Income Ratio, Housing Ratio, Debt-to-Income or DTI Ratio and calculation formula)
  - East West Bank allows a maximum Housing Ratio of 36% (vs. 28% from other lenders)
  - East West Bank allows a maximum Debt-to-Income/DTI Ratio of 55% (vs. 36% from other lenders)
- ✓ Qualify based on Residual Income (see Glossary for Residual Income)
- ✓ Qualify with a Combination of Income and Assets
- ✓ Qualify with Assets Only

# Major Markets



## 3 Options for Borrowers

1. If you have equity built up in your property and want to leverage it as a financial tool, consider **Bridge to Home Saver Line of Credit**<sup>3</sup>, an alternative Home Equity Line of Credit (HELOC) option for borrowers.
2. If you want to lower your mortgage payment on an existing property, consider **Bridge to Home Refinance**.
3. If you want to purchase a property and need a new loan, consider **Bridge to Home Adjustable Rate Mortgage and Fixed Rate Mortgage**.

<sup>3</sup> Product not available in Texas.

# Bridge to Home Saver Line of Credit

## Unlock the Value of Your Home

The equity built up in your property can be used as a powerful financial tool. Our Bridge to Home Saver Line of Credit offers the convenience and flexibility to easily access funds now and in the future. Use available funds to make major decisions on home improvements, college education, debt consolidation, and family vacations!

## Program Features

- No minimum credit score required
- Ability to qualify based on income or assets
- Applicable for owner occupied, second home or investment properties
- Financing as high as \$2,000,000
- Loan amount up to 60% Combined Loan to Value (CLTV)<sup>4</sup>; 50% CLTV for combined liens exceeding \$1,000,000 or properties located in New York
- Interest only payment option
- Line available for LLC's, Corporations, Trusts and other Entity borrowers
- Not eligible on purchases
- Single family residence, condos, PUDs and townhomes
- TERMS 10-year draw period; 20-year repayment period

<sup>4</sup> HELOC has a maximum CLTV of 50% when combined liens on subject property exceed \$1,000,000.

# Bridge to Home Adjustable Rate Mortgage and Fixed Rate Mortgage

Adjustable Rate Mortgage	Fixed Rate Mortgage
<p><b>FEATURES</b></p> <ul style="list-style-type: none"> <li>Your interest rate and monthly principal and interest (P&amp;I) payments remain the same for a defined initial period, then adjusts annually when that initial period is over.</li> <li>Includes an interest rate cap that sets a limit on how high or low your interest rate can go.</li> </ul>	<p><b>FEATURES</b></p> <ul style="list-style-type: none"> <li>Your interest rate and monthly principal and interest (P&amp;I) payments remain the same for life of the loan.</li> </ul>
<p><b>MAXIMUM LOAN AMOUNT</b></p> <p>\$2,000,000</p>	<p><b>MAXIMUM LOAN AMOUNT</b></p> <p>\$2,000,000</p>
<p><b>MAXIMUM LOAN TO VALUE</b></p> <p>60%</p>	<p><b>MAXIMUM LOAN TO VALUE</b></p> <p>60%</p>
<p><b>OCCUPANCY</b></p> <p>Owner-Occupied / Second Home / Investment</p>	<p><b>OCCUPANCY</b></p> <p>Owner-Occupied / Second Home / Investment</p>
<p><b>PROPERTY TYPE</b></p> <ul style="list-style-type: none"> <li>Single Family Residence (1-4 units)</li> <li>Condominiums</li> <li>Planned Unit Developments</li> <li>Townhomes</li> </ul>	<p><b>PROPERTY TYPE</b></p> <ul style="list-style-type: none"> <li>Single Family Residence (1-4 units)</li> <li>Condominiums</li> <li>Planned Unit Developments</li> <li>Townhomes</li> </ul>
<p><b>ELIGIBLE BORROWERS</b></p> <p>Individuals (including married or joint applicants), LLCs, Corporations, Trusts, Foreign Nationals, and Non-Permanent Resident Aliens.</p>	<p><b>ELIGIBLE BORROWERS</b></p> <p>Individuals (including married or joint applicants), LLCs, Corporations, Trusts, Foreign Nationals, and Non-Permanent Resident Aliens.</p>

# Bridge to Home Loan Program Examples

Loan Scenario 01: Purchase		State of California	
PROPERTY VALUE	\$1,000,000	FLOOD INSURANCE ESTIMATE	\$150
MAX LOAN AMOUNT	\$600,000	PROPERTY TAX ESTIMATE <small>(1.25% x \$1M / 12M)</small>	\$1,042
LOAN TYPE	5/1ARM	FIRE INSURANCE ESTIMATE	\$100
DOWN PAYMENT REQUIRED	\$400,000	HOA DUE	\$500

Loan Scenario 02: Refinance		State of Washington	
PROPERTY VALUE	\$500,000	FLOOD INSURANCE ESTIMATE	\$150
MAX LOAN AMOUNT	\$300,000	PROPERTY TAX ESTIMATE <small>(1% x \$500K / 12M)</small>	\$417
LOAN TYPE	5/1ARM	FIRE INSURANCE ESTIMATE	\$85
DOWN PAYMENT REQUIRED	\$200,000	HOA DUE	\$0

Loan Scenario 03: Refinance		State of California	
PROPERTY VALUE	\$1,000,000	FLOOD INSURANCE ESTIMATE	\$150
MAX LOAN AMOUNT	\$600,000	PROPERTY TAX ESTIMATE	\$1,042 (1.25% x \$1M / 12M)
LOAN TYPE	15 Year	FIRE INSURANCE ESTIMATE	\$100
EXISTING LIEN	\$400,000	HOA DUE	\$0
MAX CASH OUT	\$200,000		

Loan Scenario 04: HELOC		State of California	
PROPERTY VALUE	\$1,000,000	FLOOD INSURANCE ESTIMATE	\$150
MAX LOAN AMOUNT	\$200,000	PROPERTY TAX ESTIMATE	\$1,042 (1.25% x \$1M / 12M)
LOAN TYPE	30 Year	FIRE INSURANCE ESTIMATE	\$100
CURRENT MORTGAGE BALANCE	\$400,000	HOA DUE	\$500





## How to Apply

After you make sure you meet all the requirements and have required documents ready, you can submit your loan application online. After receiving your application, a Mortgage Loan Officer will contact you to provide assistance. We have English, Mandarin, Cantonese, and Spanish speaking loan officers available to help you.



Online application:

<https://digital.eastwestbank.com/en/products/home-loans.html>

## Contact Us

Talk to one of our Mortgage Loan Officers to schedule a mortgage consultation today.

MLO Name: Irene Young  
Title: Home Loan Officer  
NMLSR ID: 672916  
Phone Number: +1 (626) 533-0667  
Email Address: Irene.Young@EastWestBank.com

Wechat ID:



# Disclaimer

All rates, fees, products and program guideline are subject to change or discontinuance without prior notice. Other limitations and restriction may apply. All loans subject to East West Bank's application, underwriting, appraisal and credit approval. Program available in select counties of California, Georgia, Massachusetts, Nevada, New York, Texas and Washington. Cash-out refinancing is not available in the state of Texas.

East West Bank offers mortgages on properties in select areas within the United States. The mortgage loan documents and transaction will be conducted in English. If you do not read or speak fluent English, you will need to retain a reliable translator. The Bank is not responsible for, and you will not rely on, translation by the Bank. All transactions will be conducted in the U.S.; an attorney-in-fact can sign loan closing documents if appointed by a legally acceptable Power of Attorney. A valid government-issued ID card is required for all applicants for identity verification purposes.

## Glossary

### **Debt-to-Income Ratio (DTI Ratio)**

DTI ratio is calculated by project monthly debt payment divided by the monthly gross income.

For example: Assume the monthly mortgage payment is \$3,600. The monthly auto loan payment is \$900. The monthly student loan payment is \$500. The monthly credit card payment is \$500. The monthly gross income is \$10,000. The DTI Ratio is 55% (Total monthly debt payment of \$5,500 divided by \$10,000. Total monthly debt payment of \$5,500 is the sum of monthly mortgage payment, monthly auto loan payment, monthly student loan payment, and monthly credit card payment).

### **Housing Ratio**

Housing ratio is calculated by the projected monthly mortgage payment divided by monthly gross income.

For example: Assume the projected monthly mortgage payment is \$3,600. The monthly gross income is \$10,000. The Housing Ratio is 36% (\$3,600 divided by \$10,000).

### **Income Ratio**

Income ratio is the calculation of both the Housing and Debt-to-Income (DTI) ratios.

### **Residual Income**

Residual income is the amount of the "net take home" income remaining after the deduction of monthly housing expenses, taxes, and debt obligations (i.e. credit card payments, auto payments, student loan payments, etc.) from monthly gross income. The minimum residual income (net take-home income after netting out expenses from monthly gross income) must be equal to or greater than \$1,100. A 10 percent reduction in the residual income minimum level required to qualify for a mortgage loan or HELOC is allowed for any loan amount under \$300,000.