



Have you thought about refinancing your property to pay off your existing mortgage debt?

Refinance may be an option for you to pay off the 2nd mortgage debt and release the lien for this account.

A refinance is a new mortgage loan that would pay off your existing mortgage debts and release the existing liens attached to your property.

While Veripro Solutions does not offer refinance, nor originate new home loans, we may be able to provide some insight into the potential opportunity you have and we can provide you with contact information to other mortgage servicing companies who can assist.

What is a Refinance?

- To refinance your home means to replace (payoff) your existing mortgage loan(s) with a new one.
- You're not limited to working with your current mortgage lender.
- Some of the reasons homeowners refinance include a desire to get a lower mortgage rate, to pay their home off more quickly, or, to use their home equity to get cash-out for paying credit cards or funding home improvement.
- Refinances typically close more quickly than a purchase mortgage loan and can require far less paperwork.

What Benefits can a Veripro Customer (2nd mortgage charge off) Gain from completing a refinance?

- Existing Mortgage Debts will be PAID OFF + Liens Released from Property + Credit Updated to Reflect PAID status
- Reduce Number of Mortgages tied to the property from 2 (first and Veripro 2nd) down to just the new refinanced mortgage loan
- Potential Lower Interest Rate + Potential Lower Monthly Payment

What is LTV?

LTV = Loan to Value (The Percentage of the New Loan to refinance compared to your home's value)

This is one of the factors the Bank/Mortgage Refinance Company will review to determine if you are eligible for a refinance. Most banks will allow a refinance loan at up to 80%-85% of your home's value. (Among other qualifying factors)

Example:

- Home Value is \$300k
- First Mortgage payoff is \$200k
- Second Mortgage payoff is \$40k
- *The total refinance loan required to pay off the existing Mortgage Debt(s) would be \$240k, this loan amount is 80% of the value (\$300k) – 80% is the LTV. The lower the LTV = the Better chance of approval. (among other qualifying factors)

What paperwork will be required to refinance?

- The refinance applicant is evaluated in three specific areas:
 - Credit Score and Payment History
 - *(Veripro Can Provide Payment History with a minimum of 3 months of on-time payment on a trial repayment plan)*
 - Income and Employment History
 - Retirement Assets and Cash Reserves
- Furthermore, also like a purchase, the home being refinanced is subject to a home appraisal to affirm its current market value.
- Despite the similarities, though, borrowers can usually expect to provide less documentation for a refinance mortgage as compared to a purchase.
- You will still be asked to provide proof of income using W-2s and pay stubs; proof of assets via bank statements; and proof of citizenship or U.S. residency status. But, you will not be asked to provide information related to the original transfer of the home.
- Refinance mortgages are often ready to "close" in 30 days or fewer.

If you have any questions, please call our Customer Service Department at 1-888-967-9700. Our hours of operation are 8am to 8pm (CT), Monday through Thursday, 8am to 6pm (CT), Friday, and 8am to Noon (CT) on Saturday. To contact us by e-mail, please send correspondence to correspondence@veriprosolutions.com