

# ExpressPath™

Powered by PHH Mortgage



## A Fast Path to Financing for Homebuyers

**Welcome to ExpressPath™**—a fast, cost effective way to finance your home designed with YOUR needs in mind. ExpressPath is brought to you by PHH Mortgage and is available to borrowers purchasing eligible properties for their primary residence.

### ExpressPath Benefits for Homebuyers Include:

**A Fast and Simple Loan Decision Process . . .** allows you to get a loan decision—not merely a pre-qualification—in as few as 20 minutes. Most importantly, there are **NO** up-front application fees.

**Seller– Paid Closing Cost Assistance . . .** reduces the challenges you might face regarding down payment and closing cost requirements. With ExpressPath, a property appraisal\* is not required and the seller will pay the borrower's closing costs, excluding pre-pays. A PHH loan consultant can provide you with details.

**Lender Service Guarantees . . .** PHH Mortgage provides ExpressPath borrowers with outstanding service guarantees to give you the confidence your loan decision is the right one. Guarantees include Same Day Loan Decision, a \$500 Best Price Guarantee\*\*, and a Closing Date Guarantee that reduces your rate by 1/8th of 1% if the closing date is missed\*\*\*.

**Great Service . . .** friendly loan consultants are there when you need them. PHH Mortgage has a team of experienced, bilingual loan professionals to assist you with your loan application or answer questions. They are available Monday through Friday from 8:30 a.m. to 8:00 p.m. EST and on Saturday from 8:30 a.m.-5:00 p.m. EST.

**Customized Loan Products . . .** ExpressPath includes a wide array of fixed- and adjustable-rate mortgage products with competitive pricing and down payment options with borrower contributions as low as \$500, and up to 100% financing available for qualified borrowers.

### How To Apply

1. Call toll free **(866) 366-2736** to speak with a loan consultant
2. Provide a limited set of pertinent financial information about you and any co-borrowers
  - Social Security #
  - Employment information for last 2 years
  - Income (W-2s and Paystubs) and asset information
  - Property purchase price
  - Requested loan amount
3. Receive your loan decision within minutes

\* Appraisals are required for 3- or 4-unit properties and co-ops.

\*\*A customer must provide a complete, system generated Good Faith Estimate, listing a specific lender's name, that is dated the same day as the rate quoted by PHH Mortgage. If such Good Faith Estimate indicates an equivalent or lower interest rate and closing costs package, for the same loan program that is offered by PHH Mortgage and PHH Mortgage has verified the accuracy of the rate and fees listed, then PHH Mortgage will have the option of beating that lender's total loan costs by \$100 or paying the customer \$500 when they close with that lender and provide PHH Mortgage with a copy of the signed Note and Final HUD-1 Settlement Statement.

\*\*\*This guarantee applies to approved, conventional, purchase loans only based on a closing date to be mutually agreed upon between customer and PHH Mortgage. The customer must provide all required documentation on a timely basis and make a timely request for payment under this guarantee.



PHH Mortgage Services, 3000 Leadenhall Road, Mt. Laurel, NJ 08054. Arizona Residential Mortgage Licensee #BK 00010039; Licensed by the Department of Corporations under the California Residential Mortgage Lending Act, Georgia Residential Mortgage Licensee #6266; Illinois Residential Mortgage Licensee; Massachusetts Licensed Lender #ML1653; Minnesota - This is not an offer to enter an interest rate lock-in agreement; Mississippi Registered Mortgage Company; Licensed by the New Hampshire banking department; Licensed by the N.J. Department of Banking and Insurance; Licensed Mortgage Banker - NYS Banking Department; Licensed First Mortgage Banker and Secondary Mortgage Lender by Pennsylvania Department of Banking; Rhode Island Licensed Lender. In Massachusetts and Virginia, financing provided by PHH Mortgage Services, Inc.