

Introducing **Mortgage First**, Exclusively from Quicken Loans

Put buying power in your transferee's hands - before they even start shopping for a home.

Cutting-Edge Process

With Mortgage First*, the name really says it all: The mortgage part of the home buying process comes first. Unlike a traditional preapproval letter, we'll verify your transferee's income, assets and credit to underwrite them upfront - pending property qualification.

Competitive Positioning

Our exclusive program gives your transferee an edge on the competition and positions them as a strong, serious shopper. Whether your transferee is a first-time or experienced home buyer, Mortgage First helps them stand out in today's fast-paced real estate market.

Confident Shopping

When it's time to make an offer, your transferee can do it with confidence. Since the majority of the financing is completed upfront with Mortgage First, they can focus on finding the right home for their family - knowing they're already approved by Quicken Loans.

Mortgage First is available on nearly all of our purchase-based loans, and you'll only find it at Quicken Loans!



FAQs

What is Mortgage First?

Mortgage First is an upfront approval exclusively available from Quicken Loans. With Mortgage First, we completely verify a transferee's assets, income and credit before they find a home. This allows transferees to shop with confidence, knowing the majority of the mortgage process is completed first (pending certain property qualifications, like the appraisal, after finding a home).

How does Mortgage First work?

We fully underwrite transferees upfront using our cutting-edge mortgage process. A Mortgage Banker will assist in gathering the initial documents needed to get the loan started. Once all documents are collected, they are reviewed by an underwriter. This is where most lenders stop and issue a preapproval letter, but with Mortgage First, we'll keep working to approve the transferee (pending property qualifications) so they can shop for a home with confidence.

How is this approval different from what other lenders offer?

Quicken Loans is the only place where your transferee can get Mortgage First approval. If the transferee is in a bidding war with other buyers, their offer will stand out to the seller. Instead of waiting for a preapproval offer from a different buyer to get fully approved by their lender, the seller can expect that a Quicken Loans transferee's offer will go through seamlessly, pending property qualification.

What if it takes a while to find a home? Does Mortgage First approval expire?

If a transferee hasn't found a home within 120 days of the date of their first credit pull, we'll need to review their information again, including their income, assets and credit. This could entail resubmitting documents for the underwriter to review. A Senior Purchase Specialist will be working with the transferee throughout their home search and will keep them - and you - posted on the status of their Mortgage First approval.

Can anything else impact a transferee's Mortgage First approval?

There are several factors that can impact any mortgage approval, including Mortgage First.

A few of these items are:

- Large purchases
- Large cash deposits
- New lines of credit
- New loans
- Large money transfers

If your transferee is still unsure whether or not a transaction could affect their approval, we encourage them to contact their Mortgage Banker - together, they'll determine if it will affect approval.

How long does it take to receive Mortgage First approval?

The length of time varies depending on a transferee's unique situation. We work fast, but never carelessly, ensuring the transferee is approved for Mortgage First as quickly as possible. Relocation bankers will communicate with you and your transferee in a timely manner if any additional documentation is required.

Call us at **(800) 799-1677** or email us at **Relocation@QuickenLoans.com** | Page **2 of 2**

*MORTGAGE FIRST is a service available exclusively from Quicken Loans. Quicken Loans verifies the home buyer's income, reviews credit, and underwrites the proposed loan without an identified property. Not all properties are eligible. Once a property has been identified and approved, Quicken Loans may issue final loan approval. The interest rate does not lock until a contract is entered, and so rates may change without notice. Other conditions and restrictions may apply. No loan will issue without buyer's provision of insurance, an adequate appraisal, and clear title. This advertisement is not an offer to lend, and does not empower you to accept any loan agreement. MORTGAGE FIRST terms and conditions may change without notice. Quicken Loans is an Equal Housing Lender. Quicken Loans Inc. is a licensed mortgage lender. Arizona: Quicken Loans Inc., 16425 North Pima, Suite 200, Scottsdale, AZ 85260, Mortgage Banker License #BK-0902939; Arkansas: Quicken Loans Inc., 1050 Woodward Avenue, Detroit, MI 48226-1906, (888) 474-0404; California: Licensed by Department of Corporations, CA Residential Mortgage Lending Act; Colorado: Quicken Loans Inc., NMLS #3030, (888) 474-0404, Regulated by the Division of Real Estate; Georgia: Residential Mortgage Licensee (#11704) - 1050 Woodward Avenue, Detroit, MI 48226-1906; Illinois: Residential Mortgage Licensee #4127 - Department of Financial and Professional Regulation, 1050 Woodward Avenue, Detroit, MI 48226-1906; Maine: Quicken Loans Inc., Supervised Lender License NMLS #3030; Massachusetts: Quicken Loans Inc., Mortgage Lender License #ML-3030; Minnesota: not an offer for a rate lock agreement; Mississippi: Licensed by the Mississippi Department of Banking and Consumer Finance; Nevada: Quicken Loans, Inc. 8860 S. Maryland Parkway, Las Vegas, NV 89123, License #356738; New Hampshire: Licensed by the NH Banking Department, #6743MB; New Jersey: Licensed Mortgage Banker - NJ Department of Banking, first (and/or second) mortgages only; New York: Licensed Mortgage Banker - NYS Banking Department; Oregon: Quicken Loans Inc. - License # ML-1387; Pennsylvania: Licensed as a first Mortgage Banker by the Department of Banking and licensed pursuant to the Pennsylvania Secondary Mortgage Loan Act; Rhode Island: Licensed Lender; Texas: Quicken Loans Inc., 1050 Woodward Ave, Detroit, MI 48226; Virginia: Quicken Loans Inc., NMLS ID #3030 (www.nmlsconsumeraccess.org); Washington - Consumer Loan Company License CL-3030. Quicken Loans Nationwide Mortgage Licensing System #3030. Rates subject to change. Restrictions may apply. © 2014 Quicken Loans Inc., All rights reserved. Lending services provided by Quicken Loans Inc., a subsidiary of Rock Holdings Inc. "Quicken Loans" is a registered service mark of Intuit Inc., used under license.