Ownify

HOMEOWNERSHIP PLAN

Prepared for

Phil Collins

Date

May 7, 2026

Prepared by

Frank Rohde, CEO — Ownify

NMLS# 2723220 | NCREC# 340356

Ownify | frank@ownify.com | ownify.com

1. Your Homeownership Goals

Phil — based on what you shared with Ownify, your goal is to purchase your first single-family home in the Charlotte metro, with Matthews (ZIP 28105) and the surrounding Mecklenburg County area as your target market. You're targeting a purchase price around **$350,000**, planning to be in your home within the next three to six months, and you haven't engaged a real estate agent yet — which means we have full flexibility to put the right team around you.

Your starting point is strong: a steady W-2 income at $100,000/year, a credit profile in the Good range (680–720), and roughly $15,750 lined up for a down payment. The plan below lays out exactly how to put those pieces together, what a Conventional loan looks like at today's pricing, what down payment assistance you may qualify for, and the steps to take between now and closing.

2. Your Financial Snapshot

These figures are based on the information on file and will be fully verified at application.

Factor	Your Profile	General Guideline
Employment	Employed (W-2)	2+ years preferred
Annual Gross Income	**$100,000**	Verified at application
Gross Monthly Income	**~$8,333/mo**	Used for DTI calculation
Self-Reported Credit Range	**Good (680–720)**	620+ for most programs
Available for Down Payment	**$15,750 (4.5%)**	Varies by program
Target Purchase Price	**$350,000**	Within affordability range
Estimated Loan Amount	**$334,250**	Purchase price minus down payment
Initial LTV	**~95.5%**	≤97% Conventional standard
Property Type	Single-family, primary residence	Eligible for all major programs
First-Time Homebuyer	**Yes**	Unlocks DPA programs
Target Market	Mecklenburg County, NC (Matthews 28105)	North Carolina

These figures are based on your estimates and will be fully verified at application.

3. Your Numbers at a Glance

We ran your scenario through Ownify's pricing engine and our internal homebuying model. Here are the live numbers — not estimates from a generic table.

Live mortgage quote — Conventional 30-Year Fixed

frank@ownify.com | ownify.com

From Ownify's pricing engine, captured May 7, 2026. Program: Agency Freddie Mac 30 Yr Fixed Conforming. This is a point-in-time snapshot — actual rate at application depends on your fully verified profile, market conditions on lock day, and the program selected.

Item	Value	Notes
Interest Rate	**6.500%**	Conventional 30-Year Fixed (Par pricing)
APR	**7.311%**	Reflects estimated total borrowing cost
Estimated P&I	**$2,113/mo**	Principal + interest at the rate above
Monthly Mortgage Insurance (MI)	**$276/mo**	PMI required at 95.5% LTV; drops at 78–80% LTV
Lender Credit	**$1,474**	Applied at closing to reduce costs
Lender / Program Fees (est.)	**$1,066**	Subject to itemization in Loan Estimate

Affordability and scenario comparison (Charlotte, NC market)

Calculation	Result
Eligibility — Conventional Mortgage	✓ **Eligible**
Eligibility — Ownify Fractional Ownership	✓ **Eligible**
Maximum Qualifying Monthly Payment (PITI)	**$3,750/mo**
Maximum Home Budget at Today's Profile	**$445,000**
Estimated PITI + Reserves at $350K (live 6.500% rate)	~$3,272/mo
Estimated Total Housing Cost over 5 yrs	~$173,639
Estimated Equity After 5 yrs (Mortgage)	~$47,918 net proceeds

Affordability and scenario figures generated from Ownify's homebuying calculators on May 7, 2026, with the market set to Charlotte, NC and the mortgage interest rate aligned to the live 6.500% Conventional 30-year quote pulled above. The model assumes property taxes, homeowner's insurance, repairs, and PMI on the mortgage path. Live rates and final loan terms are determined at application.

frank@ownify.com | ownify.com

4. Your Loan Options

Three paths fit your profile. Each one is described below with the math behind it.

Option 1 — Conventional 30-Year Fixed (Recommended Primary Path)

A Conventional mortgage is the standard home loan backed by Fannie Mae or Freddie Mac. With a 700-range FICO, a stable W-2 income, and a $15,750 down payment, this is your natural fit and the product Ownify's pricing engine quoted above.

Why it fits you: Your credit, DTI, and income all clear Conventional underwriting comfortably. You preserve the most flexibility — PMI drops off at 78–80% LTV, and you can request removal at 80% based on appraisal. You also avoid the lifetime MIP that comes with FHA.

Down payment: $15,750 (4.5%). **Loan amount:** $334,250.
Live quote (above): 6.500% rate / 7.311% APR / $2,113 P&I + $276 MI per month.
PMI exit: Reach 80% LTV in roughly 7–9 years with normal appreciation, then request PMI removal to drop the monthly payment.
Key consideration: Compared with FHA, Conventional carries a slightly higher PMI rate at this LTV — but it ends. FHA's MIP at 3.5% down is permanent unless you refinance.

Option 2 — FHA 30-Year Fixed (Backup, Pairs With More DPA)

FHA is insured by the Federal Housing Administration. We're not pricing it as your primary because Conventional already qualifies — but FHA opens the door to several FHA-only DPA programs, so it's worth keeping on the table.

Down payment: 3.5% minimum ($12,250 on $350K) — leaves $3,500 of your savings as a reserve cushion.
MIP: Upfront 1.75% (financed into the loan) plus annual ~0.55% — paid for the life of the loan unless you refinance to Conventional after building 20% equity.
Stacks with: Arrive Home FHA Forgivable, Chenoa Fund FHA, and Orion Lending BOOST (see Section 5).
Key consideration: Lower entry, but lifetime MIP makes the long-run cost higher. Many first-time buyers use FHA to get in, then refinance to Conventional after 2–3 years.

Option 3 — Ownify Fractional Ownership (A Different Model Worth Considering)

Ownify Fractional Ownership is an alternative to a traditional mortgage. Rather than borrowing the full purchase price, Ownify buys the home with cash and you co-own it with us, building equity through monthly payments without a 30-year debt obligation.

Why it may fit you: You qualify for a traditional mortgage, but Ownify's numbers are meaningfully better on this property — see the side-by-side below.

Comparison (5-year horizon)	Ownify	Mortgage	You Save with Ownify
Upfront cash to close	**$6,999**	$25,220	**$18,221**
Monthly payment	**$3,058/mo**	$3,272/mo	**$214/mo**
Total housing cost over 5 yrs	**$157,919**	$173,639	**$15,721**

In plain language: Ownify needs only 2% down ($6,999) versus the $25,220 a traditional mortgage requires once you add a buyer's-agent commission — that's $18,221 less out of pocket on day one. Your monthly Ownify payment would be roughly $3,058 (rent of $2,515 plus $543 of equity purchase) versus $3,272 on a mortgage once you factor in P&I at the live 6.500% rate, PMI, NC property taxes, insurance, and a 1% repair reserve. Over five years, your total housing cost is about $15,721 lower with Ownify because Ownify buys the home with cash (typically earning a 5% discount off list), and Ownify handles property taxes, insurance, and major repairs directly. A portion of each monthly payment goes to purchasing equity, so you're building real ownership over time.

Key consideration: Ownify is a different ownership model — you hold real equity, but the structure is co-ownership with Ownify rather than full deeded ownership on day one. It is best suited for buyers who want lower upfront capital and lighter ongoing carrying costs without giving up equity build-up.

5. Down Payment Assistance Programs You May Qualify For

Your first-time homebuyer status, your North Carolina target market, and your income profile open the door to several Down Payment Assistance (DPA) programs. The right combination could meaningfully reduce — or in some cases eliminate — your out-of-pocket cash at closing. Identified from Ownify's DPA database, snapshot 2026-04-27.

Primary candidates

Program	NCHFA NC Home Advantage Plus Mortgage
Sponsor	North Carolina Housing Finance Agency
Type	Down payment assistance forgivable second mortgage
Maximum Assistance	**Up to 3% of loan amount (~$10,000 on $334K loan)**
Form	Forgivable second mortgage
Eligibility	Statewide NC | Income limits apply (HH1 ~$104K, HH2 ~$119K — Phil qualifies) | FTHB or repeat buyer | Min FICO 640 | Layers with NCHFA NC Home Advantage 1st mortgage (Conventional, FHA, USDA, VA)
Notes	Most flexible NCHFA option for buyers above pure-FTHB caps. Forgiven over time; due if home sold/refinanced before forgiveness period.
Fit for Phil	**Strong primary candidate — works with Conventional**
How to apply	Your Ownify Concierge will coordinate this on your behalf — frank@ownify.com

Program	NCHFA 1st Home Advantage Down Payment
Sponsor	North Carolina Housing Finance Agency
Type	0% deferred second mortgage, forgivable
Maximum Assistance	**$15,000**
Form	0% interest, no monthly payment, forgivable over 15 years
Eligibility	Statewide NC | First-time homebuyer (or buying in targeted area) | Income limits apply (~county AMI) | Min FICO 640 | Must use NCHFA 1st mortgage
Notes	Excellent stackable option for Phil as a first-time buyer. Combine with NCHFA 1st mortgage.
Fit for Phil	**Strong primary candidate**
How to apply	Your Ownify Concierge will coordinate this on your behalf — frank@ownify.com

Program	NCHFA Community Partners Loan Pool (CPLP)
Sponsor	North Carolina Housing Finance Agency

Program	NCHFA Community Partners Loan Pool (CPLP)
Type	Subordinate loan, up to 25% of purchase
Maximum Assistance	**Up to $50,000 (25% of purchase, min $1,000)**
Form	Deferred subordinate loan
Eligibility	Statewide NC | Lower-income buyers (≤80% AMI typical) | Must work through participating nonprofit partner
Notes	Higher assistance amount but tighter income limits — at $100K income Phil may exceed AMI cap. Concierge will confirm Mecklenburg-specific limits.
Fit for Phil	**Possible — pending income verification against current AMI**
How to apply	Your Ownify Concierge will coordinate this on your behalf — frank@ownify.com

Smaller stackable grants

NC Realtors Housing Foundation Down Payment Assistance	$2,500
Type / Form	Grant — Grant (no repayment)
Eligibility	Statewide NC | Income-limited
Fit	Small but stackable grant

The Banks Foundation Down Payment Assistance	$2,500
Type / Form	Grant — Grant
Eligibility	Statewide NC | Income-limited
Fit	Small but stackable grant

First Citizens Bank Mortgage Assistance Grant	$5,000
Type / Form	Grant — Grant
Eligibility	NC, SC, GA | Income-limited (View AMI limits) | Must use FCB 1st mortgage
Fit	Worth pursuing if comfortable with FCB as 1st-mortgage lender

Income-waived alternatives (if NCHFA caps prove tight)

Arcasa Energy-Integrated Mortgage Program	**Up to 6% of purchase price (~$21,000 on $350K)**
Type / Form	Grant / DPA bundled with energy-efficient home program — Varies by program tier
Eligibility	48 states (including NC) | NO income limit | Standard credit/qualification
Notes	Largest assistance amount in this list. Property must meet energy-efficiency criteria; concierge will confirm Matthews-area eligibility.
Fit	**Strong fit if NCHFA income limits prove tight**

Orion Lending Elevate Grant — FHA and Conventional (Income Waived)	**1%, 2%, or 3% Grant (Conventional eligible)**
Type / Form	Grant — Grant — no repayment
Eligibility	Multi-state including NC | Income limits waived | Must use Orion as the lender
Notes	Lender-specific grant product. Conventional financing available.
Fit	**Strong fit — Conventional + no income cap**

eLEND TPO DPA Advantage — No Income Limit	**2% or 3.5% of purchase price**
Type / Form	Grant — Grant
Eligibility	Multi-state including NC | NO income limit | Lender-specific
Notes	
Fit	**Backup option — confirm Mecklenburg ZIP eligibility**

Down payment assistance programs have limited funding and eligibility requirements that must be verified at application. Program availability and terms may change. Your Ownify Concierge will confirm eligibility and walk through application steps when you apply.

6. Your Action Plan

Start your mortgage application at https://ownify.com/start-your-application

Our simple best-rate guarantee: we'll find you the best rate or pay you $1000.

If you don't have a real estate agent helping you yet, sign up with SMART NC AGENT to represent you as your buyer's agent.

If you'd like to discuss any of these options with our Concierge team, please schedule a call here: BOOKING LINK

Right Now (This Week)

• Pull your free credit reports at https://ownify.com/credit-repair and review them for errors. A clean dispute on a single tradeline can lift your FICO into the 720+ tier and noticeably improve pricing.

• Confirm or update the down payment figure on file. We're working from $15,750 (4.5%); even modest movement up or down changes which DPA programs and rate tiers fit best.

• Decide whether you'd like SMART NC AGENT to represent you as your buyer's agent on a $350K purchase.

In the Next 30–60 Days

• Gather your last 2 years of W-2s and federal tax returns plus your most recent 60 days of pay stubs and bank statements — this is the standard documentation package for application.

• Avoid opening any new credit accounts or making large purchases on credit. Keep card balances low (ideally under 30% utilization). This protects your FICO during the lock window.

• If you'd like to compare Ownify Fractional Ownership against the Conventional path with hard numbers on a specific property, schedule a Concierge call — we'll model the exact home you're considering.

• Begin shortlisting properties in your target ZIP and neighborhood. Once you have a target home, your Ownify Concierge will fast-track the DPA program lookup against the actual purchase price and ZIP.

When You're Ready to Apply

• Complete a formal mortgage application with Ownify (link above).

• Provide the documentation package (income, assets, employment, ID).

• Lock your rate when timing aligns with your purchase contract; the Loan Estimate will be issued within 3 business days of application per RESPA.

• Your Ownify Concierge will submit DPA applications in parallel with the mortgage so funding aligns with closing.

Estimated Timeline to Homeownership

Based on what's on file, you appear to be roughly **2–4 weeks** away from being ready to submit a formal mortgage application, and **8–12 weeks total** from potentially closing on your first home — assuming you take the steps above and find a property in your target window.

7. Important Notes & Disclosures

This Homeownership Plan has been prepared based on information provided by you (or on your behalf) and is intended for educational and planning purposes only. It does not constitute a loan commitment, pre-approval, or guarantee of financing.

All estimated payment figures are illustrative. Live rate and pricing figures are sourced from Ownify's pricing engine and reflect a point-in-time snapshot dated May 7, 2026. Your actual interest rate, loan terms, and qualification will be determined at the time of formal application and underwriting.

Pre-qualification is not a guarantee of approval. Final approval is subject to full documentation, credit verification, appraisal, and underwriting review.

Down payment assistance program details reflect the 2026-04-27 snapshot of Ownify's DPA database. Funding levels and eligibility rules can change without notice; eligibility will be confirmed at application by your Ownify Concierge.

This plan was prepared in accordance with applicable fair lending laws. Ownify does not discriminate on the basis of race, color, religion, national origin, sex, marital status, familial status, disability, age, or any other protected class.

Ownify partners with Real-Finity Mortgage to provide mortgage services.
Real-Finity Mortgage, LLC | NMLS #2445766
929 Alton Road, Suite 500, Miami, FL 33139
Equal Housing Lender

Frank Rohde | NMLS# 2723220 | NCREC# 340356 | frank@ownify.com