



We're UpEquity and we're excited to partner with you to help get your client into their New Home with Trade Up! The TLDR: our Trade Up program involves a purchase agreement and a bridge loan.

UpEquity's Purchase Agreement

We are under contract to buy your client's Old Home. Your client has this offer in their back pocket while shopping for their New Home. We'll remove any financing contingencies from our offer prior to the closing on the New Home.

Equity Advance Bridge Loan

Unlike typical loans, our Equity Advance (bridge loan), carries a 0% interest rate and does not have monthly payments. Just before the New Home closes, UpEquity will fund the Equity Advance bridge loan.

Important Info for Underwriters:

UpEquity gives your client (1) a purchase agreement to help your client qualify for a new mortgage loan, and (2) an Equity Advance bridge loan to help them make a down payment on their new home purchase.

1. The executed purchase agreement enables you, as the underwriter, to ignore the DTI implications of any liens on the existing property (including our bridge loan).
 - a. The closing date listed in our purchase contract is typically set to occur 30 days after the New Home closes.
 - b. UpEquity's Purchase Price written into the contract exceeds the combined loan to value of all existing liens on the client's Old Home.
2. The Equity Advance loan provides funds for the down payment on the New Home.
 - a. UpEquity will wire the down payment funds directly to the title company.
 - b. UpEquity will also set aside a portion of the funds to pay off all liens of the Old Home (ie: the existing mortgage balance).
3. Typically, the Equity Advance closes first and funds are available before the New Home closing. In Texas, both closings happen at the same time. Therefore, funding is available 3 business days after the New Home closes.

Relevant sections of the Fannie Mae Selling Guide:

[B3-6-05, Monthly Debt Obligations](#)

[B3-6-06, Qualifying Impact of Other Real Estate Owned](#)





Since our founding in 2019, UpEquity has been building a better way to buy and sell homes. We understand the importance of keeping knowledgeable agents and lenders at the heart of every transaction.

Here's a timeline of what you and your client can expect from us:

1 Purchase Agreement with Contingencies

Within 1-2 days of receiving your client's application, UpEquity sends a formal offer to purchase the Old Home. Our Purchase Agreement is contingent on certain eligibility requirements, like passing an inspection.

2 Fee Sheet

Within 1-2 days of receiving the application, UpEquity provides the client with a Fee Sheet. This sheet acts as a preliminary estimate and outlines the fees associated with their Equity Advance bridge loan.

3 Amendment to the Contingent Purchase Agreement

Once fully approved, your client is notified and may continue shopping for the New Home. When they are ready, your client requests an amendment to the Purchase Agreement, removing the contingencies, as applicable.

4 Preliminary Note and Statement

UpEquity provides a preliminary statement and note to show the net proceeds your client can expect to receive with their Equity Advance. Typically, we aim to send these documents 3 days prior to the loan closing.

5 Final Note and Settlement Statement

After your client's Equity Advance loan has closed, UpEquity will provide the final note and settlement statement.

Timelines may differ and are subject to change.

