

# CENTURY 21<sup>®</sup>

Select Real Estate, Inc.  
Cornerstone Realty



A Division of Finance of America Mortgage LLC



## Buyer Protection Guarantee Program

Exclusively Offered By Stanford Mortgage, CENTURY 21 Select Real Estate and CENTURY 21 Cornerstone Realty



## Get Earnest Money Deposit Protection

We stand behind your preapproval - with a guarantee of up to **\$6,000\***

### How It Works

When we preapprove you for a home loan, your preapproval certificate includes a Buyer Protection Guarantee:

- If we're unable to close the transaction, we'll pay up to \$1,000 for inspection and appraisal costs.
- We'll also reimburse you any lost earnest money deposit up to \$5,000.
- That's up to \$6,000 in total guarantees.

With our proprietary earnest money protection program, you know you can safely buy your dream home.

Our Stanford Mortgage Buyer Protection Guarantee allows you to submit your offer without a "Loan Contingency." This will improve your offer in a very competitive market, increasing the likelihood your offer will be accepted in a multiple offer situation.

Your deposit is protected up to the \$5,000 guaranteed number. If your loan does not close,\* Stanford Mortgage will reimburse you any lost deposit up to \$5,000.

### Why Stanford Mortgage?

With Stanford Mortgage, you'll find a wide array of loan products, along with the dedication and expertise to close on time. We've helped thousands of people achieve their homeownership goals. Today, we're a leading mortgage lender with some of the industry's highest customer service ratings.

\*Subject to requirements listed in the program terms, conditions and eligibility requirements.



## Frequently Asked Questions

### Buyer Questions

**Q:** Does this also guarantee the buyer will receive a home loan?

**A:** The guarantee is not a mortgage loan approval nor a commitment to lend and is subject to the customer satisfying all underwriting guidelines and loan approval conditions, including identifying a property that is acceptable collateral to Stanford Mortgage and satisfying all appraisal and title requirements.

**Q:** What is the maximum amount of Earnest Money Deposit that this program will reimburse me?

**A:** Up to \$5,000

**Q:** What if the property doesn't close due to my in-ability to obtain the home loan?

**A:** The buyer understands that the deposit will be forfeited to the Seller under the Liquidated Damages provision on the Purchase Agreement.

**Q:** How is Stanford different from other lenders?

**A:** With Stanford Mortgage, you will find a wide array of loan products, along with the dedication and expertise to close on time. We have helped thousands of people achieve their homeownership goals. Today, we are a leading mortgage lender with some of the industry's highest customer service ratings.

**Q:** Is there separate documentation required to qualify for this program?

**A:** Yes, there is a Buyer Protection Guarantee Agreement that must be signed by the buyer.

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**Q:** What contingencies should my offer include?

**A:** Your offer should always include, but not limited to, appropriate Property Inspections, availability and cost of Flood and Fire Insurance Contingencies, and if needed an Appraisal Contingency. This Buyer Protection Guarantee does not alter or change your contractual rights in your purchase agreement and is simply designed to allow you to write an offer without the need to include a Loan Contingency.

**Q:** What if the Seller wants more than a \$5,000 Earnest Money Deposit?

**A:** Stanford will cover up to \$5,000 of the EMD. The buyer will be responsible for any amount beyond \$5,000.