

NMLS MLO STUDY GUIDE

TERMS AND EXPLANATIONS



BRIDGE LOAN

- BRIDGES BETWEEN ONE TRANSACTION TO ANOTHER
- BRIDGE LOANS ARE NOT COVERED BY RESPA.
- A BRIDGE LOAN IS TEMPORARY FINANCING AGAINST THE EQUITY OF THE BORROWER'S PRESENT HOME TO MAKE A DOWNPAYMENT ON A NEW HOME OR TO START BUILDING A HOME.



BALLOON MORTGAGES

- ALSO CALLED BIRD-KICK LOANS
- A BALLOON PAYMENT IS MORE THAN TWO TIMES THE LOAN'S AVERAGE MONTHLY PAYMENT AND CAN OFTEN BE THOUSANDS TO TENS OF THOUSANDS OF DOLLARS.
- MOST BALLOON LOANS REQUIRE ONE LARGE PAYMENT THAT PAYS OFF YOUR REMAINING BALANCE AT THE END OF THE LOAN. EXAMPLES OF HOW THESE MORTGAGES LOOK ARE 5/25 OR 7/25.



A Study Guide For Loan Officer

Michael Seilmaier



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