CROSSCOUNTRY MORTGAGE™

#1 US Retail Mortgage Lender*

*Source: 2024 Scotsman Guide

COMING SOON! ON THE JOB DEATH BENEFIT



WHAT IS THE OTJDB?

The **On The Job Death Benefit (OTJDB)** is a debt waiver agreement in which CrossCountry Mortgage agrees to **cancel the balance** of the mortgage, up to a combined total of $525,000, should the borrower fall in the line of duty.

The **LODDB** is available at **no cost** to the borrower.

The **LODDB** covers work related activities that involve external force and violence, as well as any transit worker borrower falling due to a **heart attack or stroke** during training or other stressful events while **on or off-duty**.





WHO IS ELIGIBLE?

This **complimentary** benefit is our way of saying **thank you** to all those currently serving as **transit workers**, whether they are a federal, state, county, or municipal agency employee

WHAT IS THE VALUE?

The LODDB **removes** the **financial burden** of paying a mortgage for the surviving partner and family should the borrower fall in the line of duty.

The **LODDB** allows the surviving partner and family to **utilize the funds** received from the department or other life insurance policies to be utilized for **non-mortgage needs**.

833-724-8700 union@ccm.com @ccmaffinity



WHAT **DISQUALIFIES** THE OTJDB PAYMENT?

If the **borrower's death** is due to **any** of the following:

- **Suicide** or **self-inflicted** injury or abuse
- **Pre-existing conditions** or other causes not directly related to work activity such as: cancer, Alzheimer's, or heart and liver disease
- The **commission of**, or attempt to, commit a **crime**
- The **outbreak** of a communicable **disease** epidemic or **pandemic**
- The cause or result of an **atomic explosion** or any other release of **nuclear energy**
- An act of **war** or an act of **terrorism**

WHAT IS THE OTJDB **ELIGIBILITY** CRITERIA?

- Must be **under 70** years of age **at loan inception**
- **First Lien** Mortgages with **CCM only**
  No HELOCs or Fixed Second mortgages allowed
- **Primary** Residences, **Second** Homes and **Investment** Properties
- **Purchase** and/or **Refinance**
  (LODDB carries with CCM Refi)
- **Eligible** Mortgage Products are Fannie Mae, Freddie Mac, Ginnie Mae and USDA
  Not available for Bond, Non-QM, Jumbo or Broker loans

WHAT COULD CANCEL THE **OTJDB** POLICY?

- Borrower reaches the **age of 70**
- Borrower is **no longer employed** by a federal, state, county, or municipal agency
- Covered **mortgage is paid off** or **refinanced** with another lender
- Borrower **commits** or attempts to commit **a crime, assault or felony**
- If the contractual liability insurance policy issued to CCM is terminated

Get a **NO LENDER FEE** loan with us!

- **NO** processing fee
- **NO** underwriting fee
- **NO** application fee

FREE *credit assistance!*

SCAN to get started



Add our **Preferred Mortgage Savings Plan** to your list of benefits.

In order to take advantage of this specially negotiated benefit for all members, you must deal directly with **this branch** by contacting them via the information provided below.

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SAVE on rates now!

1-1 rate buydown

The 1-1 temporary buydown gives you a lower rate and lower monthly payments for the first two years of your loan. The seller provides the savings, so there's no cost to you.

EXAMPLE:

Sale price: $650,000 | Down payment: $130,000
Loan amount: $520,000 | 30-year fixed rate: 7.25%
Annual percentage rate: 7.406%

30-year fixed rate with Temporary Buydown paid by seller:

	Effective Rate	P&I	Monthly Savings	Total Savings
Year 1 and 2	6.25%	$3,201.73	$345.59	$4,147.08
Year 3 and after	7.25%	$3,547.32	$0	$0
	Total savings and seller credit		$8,294.16	

Lower initial mortgage payments funded by an up-front deposit paid by the seller or builder

A small investment by the seller means big monthly savings for you. Ask us how!



The sample rates provided are for illustration purposes only and are not intended to provide mortgage or other financial advice specific to the circumstances of any individual and should not be relied upon in that regard. CrossCountry Mortgage, LLC cannot predict where rates will be in the future. The payment example does not include assessments. Actual payment obligations may be greater and may vary. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Rate(s), APR(s) and payment info is valid as of 09/25/2023 and assumes a first lien position, 740 FICO score, 25-day rate lock, based on a single-family home. All terms are subject to change without notice. Loans are subject to underwriting guidelines and the applicant's credit profiles, not all applicants will receive approval. Contact CrossCountry Mortgage, LLC for more information. Available for conventional, FHA, VA, and USDA loans only.

YOUR AFFINITY LENDING TEAM



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