

SHOW ME THE MONEY: OWELTY LIENS AND EQUITY BUYOUTS

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COURSE OVERVIEW

- Introduction
- Case Study: the Smiths
- Questions



What is a Certified Divorce Lending Professional (CDLP™)?

Mortgage loan originator who has taken extensive training in lending concurrent to divorce

Topics include treatment of debt, working as part of a divorce team, equity calculation, tax implication, working with High Conflict individuals, and more

CDLP final exam



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Why would I contact a CDLP prior to mediation?

Written assessment

Loan qualification individually

Optimal conditions for approval



CASE STUDY: Karen And Matthew Smith

MARRIED FOR
ALMOST 20
YEARS

HAVE THREE
CHILDREN

Billy, age 16

Martha, age 14

Simon, age 9

HOME IN TEXAS,
PAID \$400,000

Made a few
improvements

Kids are in public
schools

KAREN WANTS
THE HOUSE

Kids won't have to
change schools

MATTHEW WANTS
"HIS EQUITY OUT
OF IT"



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Case study Q1: Can Karen afford to keep the house?

- Does she have good credit?
- Does she have debt? Will Matthew be taking any of the joint debts with him?
- How much does she earn?
- Can she qualify without child support?



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