

# SHOW ME THE MONEY: OWELTY LIENS AND EQUITY BUYOUTS

Brooke Benson, CDLP™



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## COURSE OVERVIEW

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- 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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## Title search: Show Me the Money: Owelty Liens and Equity Buyouts in a Divorce

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