



# Frequently asked questions about Doma Advance

## What is Doma Advance?

A Doma Advance is a loan product that helps home sellers get fast access to equity in their home on an unsecured basis.

## Why did I get an email from [advance@doma.com](mailto:advance@doma.com)?

At Doma, we are always looking for new ways to make the customer's home selling experience better, including Doma Advance, a new pilot program we are introducing to eligible customers who've gone under contract with their home sale. Based on some information we've gathered, you may qualify. To assess your eligibility, you'll need to apply via a formal credit application contained in the link provided in the email.

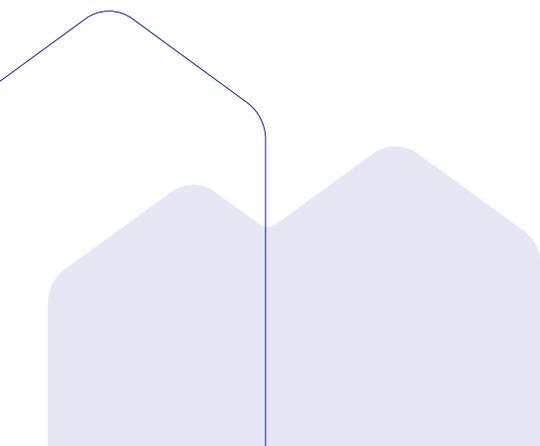
## How does Doma Advance work?

A Doma Advance loan provides home sellers the cash they deserve upfront before the complications of the closing process are completed. Provided your home sale closes as anticipated, just pay back the loan, plus a transparent origination fee. If your home sale doesn't close, relist your home, try again, and pay your loan back in monthly installments with interest until the home does get sold or you're able to pay the Doma Advance back in full.

A Doma Advance loan typically lands in your pocket as quickly as little as 48 hours after the completion of the loan application process.

### Have further questions?

Our dedicated Doma Advance team is here to support you every step of the way. [Click here to schedule an appointment](#) with our team or email us at [Advance@Doma.com](mailto:Advance@Doma.com).



**How much does it cost?**

A Doma Advance loan typically comes with an origination fee of 1.5-2.0% of the loan amount.

**For Example:**

For a \$50,000 Doma Advance loan with an expected repayment date of 40 days in the future (on the day the home sale closes), the origination fee would be \$900 and the annual percentage rate (APR) would be 17.23%. Because the Doma Advance loan must be repaid in full based on the home sale proceeds made available when the home sale closes, any remaining unpaid amount will accrue additional interest and be due in monthly installments until paid in full. The remaining unpaid amount will also be subject to a similar annualized cost of credit. This is only an example. Your finance charges, APR, payments, and additional terms may be different based on the specific terms of your application. Other terms, conditions, and restrictions may apply. Please ask us for additional details.

**Why do you need to access my credit score / consumer reports?**

In order to determine if a Doma Advance loan is a proper fit we need to evaluate your credit profile. Please note that this credit score inquiry, required prior to advancing funds, may result in an impact on your credit score.

**Why am I being charged for a documentary stamp tax by the state of Florida?**

The State of Florida levies a documentary stamp tax on many types of documents, including promissory notes or loan agreements like the Doma Advance. The tax rate applicable in this instance is \$0.35 for each \$100 (or a portion thereof) of the obligation shown by the document. Doma Customer Financing (DCF), the company behind Doma Advance, will charge the borrower for this stamp tax, and thereafter DCF will handle remitting the tax obligation to the Florida Department of Revenues. For any advice related to this matter, please consult a qualified tax professional.

**What happens if I don't sell my home?**

If you don't sell your home, you can keep the Doma Advance cash, but you'll still have to pay the loan back in the originally agreed upon timeframe. In order to fulfil the Doma Advance loan agreement, we recommend re-listing your home as soon as possible.

If you can't sell your home the first time or by re-listing your home, the loan balance will remain outstanding, and you'll be expected to make monthly payment installments until the Doma Advance loan and all included fees have been repaid. If you can re-list your home and/or complete the repayment process sooner, there are no prepayment penalties.

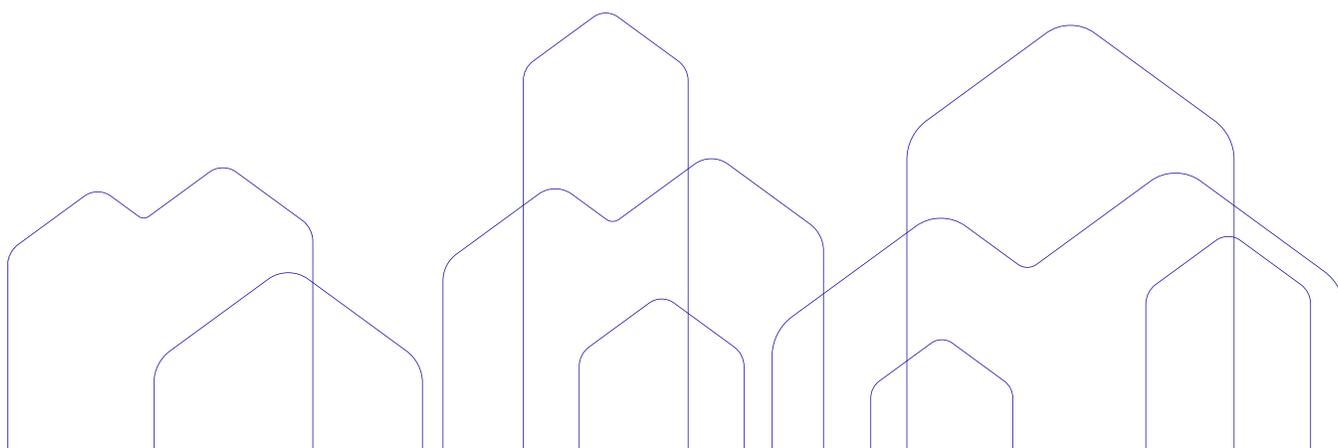
A fixed rate of interest will apply to your loan balance if the Doma Advance loan is not paid back by the expected closing date of the home sale transaction as indicated in your existing contract.

**What happens if I sell my home, but I don't have enough proceeds from the sale to pay off my Doma Advance loan?**

In this instance, you would be provided with a transition statement which would clearly specify the time and amounts by which you need to fulfill the Doma Advance loan repayment plan on a monthly basis going forward.

**What happens if I sell my home, but the Doma Advance loan was less than the amount of equity I am due?**

The additional amount is your remaining home equity, which means it belongs to you. You should expect to receive the additional proceeds from your home sale upon the closing of your home sale.



**How did Doma Advance assess my eligibility and calculate my loan offer amount?**

In order to evaluate you as a potential borrower, we consider a wide range of criteria. In addition to proprietary models which predict the likelihood of your home sale transaction closing, more traditional underwriting criteria like your credit score and your income are used.

Our Doma Advance models factor in many variables in order to figure out a proper amount to offer (e.g., our estimate of the net equity amount which we think will be owed to you once the home sale closes and an assessment of your ability to repay the loan over time).

**Can I keep my listing agent/broker?**

Yes. In fact, we encourage you to work with whomever you are most comfortable.

**What are some of the current constraints to your lending program?**

Currently, Doma Advance is only available to eligible home sellers that are selling single-family residences located within the state of Florida. The home seller must be present in Florida while agreeing to the Doma Advance terms. The desired loan balance must be between \$25,000 and \$100,000. Additionally, the home seller must have a FICO Score of more than 700 and the expected closing date of the sale of the home must be no less than 27 days from the date the loan agreement is signed.

**Will this Doma Advance loan affect my ability to get a new home purchase mortgage?**

It is likely that the unsecured Doma Advance loan will be considered as part of a new purchase mortgage application process. For this reason, we encourage caution before agreeing to a Doma Advance loan. Please consult with a qualified mortgage professional for advice on this matter.