

A PATH TO HOMEOWNERSHIP

DreamBuilder

A real purchase. A real home. A different way in.

For buyers who might not qualify for an FHA or conventional loan today — and for the agents who serve them. DreamBuilder is an FHA-insured purchase pathway through an eligible government entity. The buyer moves in, builds equity through each payment, and keeps 100% of any future appreciation.

I WANT TO LEARN MORE

Read how the program works ↓

TALK TO A LOAN OFFICER

508-400-7278

opengateteam.com • support@opengateholding.com • Open Gate Mortgage Team

FOR PROSPECTIVE BUYERS

FOR REAL ESTATE AGENTS

*"I have the income.
I have the down
payment.
It's just my credit."*

— A sentence we've heard from buyers across Virginia.

CALL NOW — SAME-DAY TRIAGE

508-400-7278

Speak Spanish if you prefer:

915-887-1906 — Rafael Cisneros

— FOR BUYERS & THE AGENTS WHO SERVE THEM

Two problems a normal mortgage *doesn't really solve.*

THE RENT PROBLEM

Paying rent doesn't build anything you keep.

Every rent check goes out and nothing comes back. A decade of paying, and the math is the same — you've spent twelve months of salary and own none of it. Rent tends to rise; the payment you lock in this year is rarely the one you keep.

THE "NO" PROBLEM

A "no" to the mortgage isn't a "no" to the home.

A buyer who can pay a mortgage often can't get one — because the conventional credit system can't read their file. Thin credit. A recent life event. Self-employment without tax returns. ITIN. No U.S. credit history. Most lenders stop at "declined." We keep going.

DreamBuilder was built for the buyer standing in the middle of those two.

PLAIN ENGLISH

What DreamBuilder is, *without the jargon.*

01

A real purchase, not a lease or a token.

The deed is held by an eligible entity while the buyer lives in and maintains the home. Equity is built through each payment.

02

FHA-insured, with conventional discipline.

The financing follows FHA guidelines, and the seller sees a familiar purchase agreement plus an Assignment Addendum. Nothing exotic on their side.

03

Each payment builds equity.

Monthly payments reduce the option purchase price. The home's appreciation, from closing forward, belongs to the buyer.

04

The buyer can leave at any time.

Sell the home, buy it out, or assume the existing FHA loan. Nothing about this pathway locks the buyer in past the close.

THE SIMPLEST DEFINITION

A real home purchase
your buyer moves into —
financed through an **FHA-eligible
government entity** that takes title
on day one and sells it back
as the buyer's equity builds.

— EQUITYBUILDER PROGRAM, IN ONE BREATH

WHAT IT ISN'T

- × Not a share-the-appreciation deal. The buyer keeps 100% of any future gain.
- × Not a 30-day close. Plan for roughly a 45-day cycle from contract to keys.
- × Not for every file. Eligibility, terms, and timing are subject to investor and program guidelines.

THE FOUR-STEP JOURNEY

From first call to keys in hand — *roughly a 45-day window.*

01

~ DAY 1

Talk it through.

A confidential pre-qualification call. We listen to the buyer's actual story, pull what we need, and tell them — honestly — whether the program fits.

02

~ DAY 7

Pair with the home.

The buyer (or their agent) writes an offer with the Assignment Addendum. We work the file alongside the buyer's agent from day one.

03

~ DAY 30

Title shifts; loan funds.

An FHA-eligible government entity takes title. The loan funds through approved title, an appraisal checks the property, and the buyer is set up to move in.

04

~ DAY 45

Move in & build.

Buyer closes, gets the keys, and starts living in and paying down toward the home. Each payment reduces the option purchase price.

WHAT YOU BRING

Two active tradelines (24 mo of satisfactory payments). Down payment & closing funds. A signed agreement with the home you've picked out.

WHAT WE HANDLE

The full MISMO 3.4 application. Coordination with the entity, the title company, and the buyer's agent — so the buyer just shows up to closing.

WHAT THIS ISN'T

Not a 30-day close. Roughly 45 days from accepted contract to keys — sometimes faster, but we won't quote less.

A DIFFERENT KIND OF MATH

What if your monthly payment *did something for you?*

MOST MONTHS, THIS IS WHAT RENTING LOOKS LIKE

Rent.

- The payment leaves your account on the first of every month. It never comes back.
- A decade in, you've spent twelve months of salary — and own none of it.
- If the home gains value, the gain belongs to the person whose name is on the deed — not you.
- Lease up. Move. Repeat.



WHAT OWNERSHIP THROUGH DREAMBUILDER CHANGES

Own. →

- + Each monthly payment reduces the option purchase price — equity, month by month.
- + 100% of any appreciation from closing forward belongs to the buyer.
- + If values dip, the buyer isn't locked into a price above market value.
- + Sell, take the equity, buy out the option, or assume the loan — at any point.

The same monthly payment — the same neighborhood — but pointed at a different future.

WHEN FHA OR CONVENTIONAL SAYS NO

Six buyers who deserve *a second look*.

01

Credit-challenged

Lower scores, late payments, collections or charge-offs — but steady income today.

02

ITIN & no Social Security

Hard-working buyers filing taxes with an ITIN. Reviewed case-by-case, subject to investor and program guidelines.

03

High earners, bruised credit

Strong income, but medical bills, a divorce, or a business setback left marks on the report.

04

Self-employed & 1099

One year of self-employment and three months of bank statements can be enough to start the conversation.

05

Thin file or no score

New to U.S. credit? 24 months of rent, utility, cell phone, or cable payments can serve as tradelines.

06

Past credit events

A bankruptcy or foreclosure in the past doesn't automatically close the door. Timing and guidelines apply.

FOR AGENTS *If you hear "I have the income and the down payment — it's just my credit," call us before the buyer walks away.*

Eligibility, including ITIN borrower handling, is subject to investor approval, program guidelines, and applicable federal and state requirements.

OG

COMMON QUESTIONS

Straight answers.

From buyers and the agents who represent them.

STILL HAVE A QUESTION?

508-400-7278

support@opengateholding.com

Is this a lease or rent-to-own?

No. It's a real purchase financed with FHA through an FHA-eligible government entity. The buyer moves in on day one.

What if I don't have a credit score?

It may still be acceptable. Two tradelines with 24 months of satisfactory history — standard or alternative — are the core requirement.

Do my deposits need 60–90 days of seasoning?

Additional sourcing may not be required. A Letter of Explanation certifies funds didn't come from the seller, agent, lender, or other interested party.

Can I pay extra each month?

Yes. Higher payments are allowed and go toward principal reduction.

Can the seller help with costs?

Seller concessions of up to 6% follow HUD Handbook 4000.1 — toward closing costs, prepaids, or a rate buydown.

Can family buy with me?

Up to four homebuyers per transaction, and a non-occupant co-buyer is permitted.

How long does closing take?

Plan for roughly 45 days — not 30. Every file gets a Pre-Qualification review before offers are written.

Agents: will the seller balk?

The seller signs a familiar purchase agreement plus an Assignment Addendum. We handle the rest with you.



START WITH ONE CONVERSATION

Your "no" might be *a "let's see."*

A free, confidential Pre-Qualification call tells you — before anyone writes an offer — whether DreamBuilder fits. Buyers, agents, and lender working toward the same goal.

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