

**SPLASH INTO SUMMER  
SPECIALS ARE HERE!**

# UP TO 75 BPS PRICE IMPROVEMENT

Here for a limited time for loans  
locked through June 30th, 2025.

Three Great Specials in June!

## NON-QM & CLOSED-END SECONDS JUNE SPECIAL

**25 BPS Non-QM (all programs except DSCR 5-8) & Closed-End Seconds June Special**

- **75 BPS Improvement** when combined with Non-QM Select
  - Add 50 BPS for Non-QM Select
  - 50 BPS Select + 25 BPS Non-QM June Special = 75 BPS Improvement

*\*25 BPS Price Improvement does not require Select and may be used on its own. Specials are valid for loans locked 6/2/2025 through 6/30/2025. Offers subject to change at any time, terms and conditions apply. Special applies to all Non-QM, FHA, VA loans, including low/high balance, Closed-End Seconds, and DPA Programs excluding CalHFA DPA programs and Jumbo Programs. Also excludes HELOCs. Offers subject to change at any time, terms and conditions apply. Specials may not be combined with any other price improvement or special unless indicated in the offer.*

*Loans may qualify for additional price improvement with Select Specials as indicated on our Prime and Non-QM Rate sheets. These specials, and their details may change at any time and are subject to the loan qualifying as 'Select'.*

*Brokers Choice Mortgage is not affiliated with or acting on behalf of or at the direction of the Federal Housing Administration, Veterans Administration, or the Federal Government.*

*\*Closed-End Seconds: Loans originated in US Territories and the following states are ineligible: AK, NY, TN, TX, VT, WV, WY. Restrictions apply, contact your Account Executive for details. Important to note that a Closed-End Second Mortgage may typically have a higher interest rate than the first lien mortgage.*

## FHA/VA JUNE SPECIALS

**25 BPS Price Improvement on ALL FHA/VA (Excludes CalHFA & Jumbo, can be combined with SELECT)\***

- Get **60 BPS** when combined with our Select Government Special
  - Add 35 BPS Select improvement on Government Loans FICO=> 680 & Loan Amount =>\$250K
  - 35 BPS Select + 25 BPS FHA/VA June Special = 60 BPS Improvement

## 37.5 BPS FHA/VA PRICE IMPROVEMENT SPECIAL

- Eligible Loans with 600 – 679 FICOs
- Cannot be combined with Select or any other Special
- Excludes CalHFA, Jumbo and DPA programs

**(888) 973-8210**

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