Case Study • Bank Statement • Virginia

Bank Statement Mortgage in Richmond, VA

Owner-occupied purchase using 12-month business statements and a 35% expense factor.

Key Stats

price: 525000
down: 78750
baseLoan: 446250
timeToCTC: 24 days

The Challenges

- Write-offs made tax returns unusable
- Multiple accounts and two large deposits

The Playbook

1. Mapped eligible deposits across 12 months; excluded transfers
2. Applied a reasonable 35% expense factor per guidelines
3. Pre-cleared large deposits with invoice + bank letter
4. Ran appraisal and title on parallel tracks to save time

Outcome

- Clear-to-close in 24 days
- Smooth funding; move-in before school start
- Payment aligned to comfort (no rate quoted)

Coach's Tips

- Keep personal and business deposits separate
- Prep 12–24 months of statements as PDFs
- Avoid new LLCs/account changes mid-process

Start your application:
https://rockhouse.my1003app.com/register

Book a strategy call:
https://calendly.com/rockhousemortgage