

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>

Owner-occupied and land loans available in Virginia only. Investor loans available in additional states; ask which apply to your scenario.