

YOUR PATH TO CLOSING WITH SILVER HILL FUNDING, LLC



WHAT TO EXPECT AT EACH STAGE OF OUR TRANSACTION PROCESS

Note: Silver Hill Funding loans take approximately 45 days to close. For an expedited closing, be sure to provide all required documentation as soon as possible and communicate regularly with our team throughout the transaction.

START



1

TARGET WINDOW

Within 48 hours of submission

LOI ACCEPTANCE

When we receive letter of intent and prior to processing (PTP) conditions, we order 3rd party reports:

- ✓ Title
- ✓ Appraisal
- ✓ Background Check
- ✓ Environmental Screen
- ✓ Credit Report

💡 CLOSING TIP!

Borrower will submit payment through our payment portal.



2

TARGET WINDOW

48 hours

CONDITIONS UPDATE

While we order the 3rd party reports, our Transaction Manager reviews the required conditions for the loan and sends you an updated conditions list if any changes have occurred.

💡 CLOSING TIP!

Both you and your client can benefit by returning all documentation before the appraisal is delivered. The more information we have early in the process, the more certainty you can enjoy during the underwriting process.



3

TARGET WINDOW

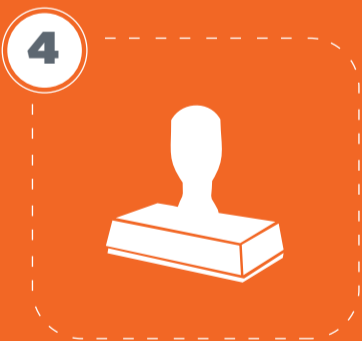
2-3 weeks

UNDERWRITING & REVIEW

After receiving the completed appraisal, our underwriters perform a full review of your client's file. Then we issue a pre-approval letter.

💡 CLOSING TIP!

Our pre-approval letter is like a transaction check-in that lists the documents we still need to finalize the underwriting process. To ensure that our letter is accurate and up-to-date, work with your client to submit all required documentation before we receive the appraisal.



4

TARGET WINDOW

48 hours

FINAL UNDERWRITING

Once we receive all conditions and the following reports, our team makes the final approval decision.

- ✓ Appraisal
- ✓ Insurance
- ✓ Title
- ✓ Entity documentation
- ✓ Certificate of occupancy*
- ✓ Payoffs*

**If applicable*



5

TARGET WINDOW

48-72 hours

COMPLETE

Approx. 45 days

CLOSING & FUNDING

Congratulations, your client's loan request is approved! Silver Hill funds the loan after the borrower signs the loan documents and the closing agent reviews all documentation. Funds are typically disbursed within 24 hours of closing.

💡 CLOSING TIP!

We do not disclose YSP on the settlement statement. We pay YSP 5-7 days after the loan closes.