

THE WEALTH BUILDER LOAN™

Explore the Complete Wealth Builder Loan Guide

A smarter way to own, pay down, and put your home to work.

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Core idea

Every mortgage should move you closer to your life goals - not just your closing date. This guide explains how the Wealth Builder Loan™ works, who it may fit, and how Josh helps compare it side by side with traditional financing.

What this guide covers

1	The Problem Why many homeowners focus on the wrong mortgage number.
2	The Numbers How rate, principal, and time shape the real cost of borrowing.
3	The Solution How the Wealth Builder Loan™ functions as a first-lien line of credit.
4	Real-Life Flexibility How available equity can support goals without starting over.
5	Fit & Eligibility The borrower profile and qualifications to discuss with Josh.
6	Next Steps How to compare the strategy with your real numbers.

THE PROBLEM

Most homeowners are optimizing the wrong number.

The monthly payment is easy to focus on. The real cost of a mortgage is measured in interest, time, and flexibility - and that is where a smarter structure makes the difference.

Slow

It can take decades to meaningfully reduce what you owe.

Inefficient

Interest is paid primarily first, early in the repayment schedule.

Rigid

Extra equity you build cannot easily be put back to work.

Expensive

Even at a low rate, a mortgage can cost significant interest over time.

Josh's take

A low payment can still be expensive if the balance stays high for too long. The question is not just, 'What is my rate?' It is also, 'How much control do I have over the balance and the timeline?'

THE NUMBERS

Rate is only one part of the story.

Every loan has three variables: the rate you are charged, the principal you owe, and the time the balance remains outstanding. Most borrowers negotiate the first variable, but rarely manage the other two intentionally.

RATE %	PRINCIPAL \$	TIME
The interest rate charged on the outstanding balance.	The amount you owe. The faster this comes down, the less interest accrues against it.	How long the balance is outstanding. This is often the variable homeowners under-manage.

Illustrative traditional mortgage example

- By year 10, only about \$23 of every cumulative \$100 paid has gone to principal.
- By year 21, roughly half of the original loan balance can still remain.
- In one \$400,000, 30-year fixed-rate example at 6.000%, total interest is roughly 116% of the amount borrowed.

Illustrative example only - not a rate quote, commitment to lend, or prediction of actual results.

THE SOLUTION

The Wealth Builder Loan™

The Wealth Builder Loan™ is a first-lien line of credit that functions like a mortgage and a full checking account in one - so every dollar that passes through it works to reduce what you owe.

One account. Every tool you already use.

24/7 ATM & Visa Access	Everyday access to your funds, similar to a checking account.
Personal Checks	Write checks directly from the account.
Online & Mobile Banking	Manage the account anywhere, anytime.
Client Services	Support when you need help or have questions.
Nightly Sweep Feature	Income deposited into the account automatically reduces principal every night.
One Line, Multiple Property Types	Available for primary residences, second homes, and investment properties.

The practical difference

Instead of letting income sit separately while mortgage interest accrues on a fixed schedule, deposits can immediately reduce the nightly balance on which interest is calculated.

HOW IT WORKS

Interest recomputes daily.

Interest is calculated on the actual balance each night, not a fixed amortization schedule. Every dollar swept into the account immediately reduces the balance interest is charged on.

$$\text{Nightly Balance} \times \text{Rate} \div 365$$

= Daily Interest

- Income deposited into the account reduces principal every night.
- Monthly interest is not due until the 21st of the following month.
- That gives deposits roughly 20 extra days of work before payment is due.
- The structure is designed to help engineer the lowest reasonable monthly cost when used intentionally.

Important trade-off

This is a line of credit, so the rate is typically variable. The potential benefit of flexibility and daily interest recalculation must be weighed honestly against interest-rate risk.

REAL-LIFE FLEXIBILITY

Access equity when life creates opportunity or need.

Your approved credit limit stays available to draw on and repay for the first 10 years. After that, the line gradually reduces - about 1/240th each month - reaching zero by year 30.

Years 0-10	Full approved credit limit stays available to draw on and repay.
Years 10-30	The line reduces gradually until it reaches zero by year 30.

Examples of real-life flexibility

College Tuition

Draw against available equity, then repay through ongoing cash flow.

Rental Property Down Payment

Use available equity as a down payment on an investment property without a separate loan application.

Medical or Unexpected Expense

Access funds quickly for an unplanned cost, then rebuild available credit over time.

Draw period, reduction schedule, and availability vary by state, program guidelines, loan amount, and property type. Review loan documents for full terms.

The ideal borrower profile

The Wealth Builder Loan™ is not automatically the right fit for everyone. It is generally most compelling for borrowers who have strong cash flow, financial discipline, and a clear reason to value both accelerated principal reduction and flexible equity access.

High Cash Flow	Earns significantly more than monthly expenses.
Disciplined Money Manager	Comfortable using cash flow strategically.
Financially Sophisticated	Understands daily principal reduction vs. fixed payments.
Goal-Oriented	Wants to pay off debt faster and save on long-term interest.
Asset-Builder	Values equity growth and flexible access to funds.

Eligibility at a glance

- Credit score: typically 700-720 or higher.
- Reserves: generally 10-15%, depending on the scenario.
- Debt-to-income: up to approximately 43%.
- Property types: single-family, 2-4 unit properties, and warrantable condos.
- Loan-to-value: up to 90% primary, 80% second home, 75% investment.
- Loan amount: \$150,000 minimum up to \$3.5M maximum.

Eligibility varies by borrower, property, state, and program guidelines.

WHY IT MATTERS

One loan, seven different conversations.

Buyers	Turns the payment into a tool that can build equity faster.
Financial Planners	A liquidity strategy worth coordinating with the full plan.
CPAs	Cash-flow and interest details worth reviewing at tax time.
Attorneys	A flexible way to access equity for family wealth planning.
Realtors	A story clients remember - their home doing more for them.
Investors	On-demand equity for a down payment or new acquisition.
Builders	Worth introducing to buyers who want flexibility later.

Josh's role

The strategy only works if it fits the borrower's real life. Josh's job is to compare the Wealth Builder Loan™ side by side with a traditional mortgage using the borrower's goals, cash flow, timeline, and risk tolerance.

NEXT STEPS

Let's see if this fits your strategy.

1	Discover Talk through your goals, cash flow, and timeline.
2	Compare See the Wealth Builder Loan™ side by side with a traditional mortgage.
3	Apply Move through underwriting with proactive updates.
4	Fund Close and put the account to work from day one.
5	Manage Use the account intentionally, with ongoing guidance from Josh.

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