

PERSONAL BRIEFING · ADVISORY METHOD

# Strategic Advisory Briefing

How I structure international mortgage strategies for buyers and investors — and whether the method fits your goal.

## Who this briefing is for

Foreign nationals, U.S. residents with international income, real-estate investors building a multi-property portfolio, and self-employed buyers with complex files.

## The three pillars

- **Clarity:** a written strategy memo before any application — no guesswork.
- **Optionality:** 2–3 program paths evaluated side-by-side, not just one.
- **Execution:** a single point of contact from pre-approval through closing.

## What I do differently

I treat the mortgage as one component of a larger financial decision. Before any rate is quoted, we map the asset, the timeline, the tax footprint and the exit. The application comes last, not first.

Most clients work with me for 5–7 years across multiple transactions. The relationship outlives any single deal.

## What a first call covers

- Your goal: investment, second home, primary, refinance or portfolio.
- Your file: income structure, asset composition, credit, residency status.
- The realistic program shortlist and what each one would cost.
- A written next-step plan you keep — whether you work with me or not.

## Who I do not work with

I do not take rate-shoppers, hard-money flips under 90 days, or clients who refuse to share complete financial documentation. The method only works with full transparency.

## Credentials

- NMLS #2086470 · Licensed in TX and 12 additional states.
- 10+ years structuring international and investor mortgages.
- Member, National Association of Hispanic Real Estate Professionals (NAHREP).

**Ready to put this into action?**

Book a free 30-minute strategy call. We will walk through your file, identify the right program, and define a realistic timeline. Email [nayeli@range-mortgage.com](mailto:nayeli@range-mortgage.com) or visit [range-mortgage.com/contact](https://range-mortgage.com/contact).