Rancho Cucamonga Business Owner Saves $2,100 Per Month Using a Bank Statement Refinance

A self-employed homeowner with a $1.9 million property used bank statements instead of traditional tax returns to refinance into the 6% range.



Rancho Cucamonga Business Owner Saves More Than $2,100 Per Month with a Bank Statement Refinance

RANCHO CUCAMONGA, CA, UNITED STATES, September 8, 2026 /EINPresswire.com/ -- A Mortgage Built for Entrepreneurs: When Cash Flow Tells a Better Story Than Tax Returns

A self-employed business owner has successfully refinanced a home valued at $1.9 million, reducing the monthly mortgage payment by more than $2,100 per month through a bank statement mortgage program.

The borrower, with a 722-credit score, was able to complete a rate-and-term refinance using bank statements to document income rather than relying solely on traditional tax returns. The new financing lowered the borrower's interest rate into the 6% range, creating significant monthly savings and improving overall cash flow.

> Business owners work hard to build successful companies, and smart tax planning is often part of that success”
>
> *Jackie Barikhan*

For this borrower, the solution was simple:

Cash flow over tax forms.

Your Tax Returns Don't Tell the Whole Story

For many self-employed borrowers, tax returns are designed to accomplish one important goal: report taxable income.

But successful business owners also make legitimate business decisions that can reduce taxable income, including deductions, depreciation, expenses, and reinvestment into their companies.

As a result, the income shown on a tax return may not always tell the complete story of a borrower's financial strength or available cash flow.

Your Tax Returns Don't Tell the Whole Story.

This Rancho Cucamonga homeowner was a successful self-employed business owner with the ability to qualify for a refinance... but a traditional tax-return-based mortgage was not necessarily the best way to document that income.

Instead, the transaction utilized a bank statement mortgage program designed to evaluate qualifying income based on actual deposits and cash flow.

The Bank Statement Tells the Truth

For entrepreneurs and self-employed borrowers, bank statements can often provide a clearer picture of how money moves through a business.



Jackie Barikhan Sr. Loan Officer Summit Lending

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Rather than focusing exclusively on taxable income after deductions and business expenses, a bank statement program can evaluate deposits and cash flow according to the guidelines of the specific loan program.

The bank statement tells the truth. The tax return doesn't always tell the whole story.

That distinction can be significant for successful entrepreneurs who have built profitable businesses while also making smart decisions to manage their tax liability.

Smart businesses minimize taxes. Smart lenders understand that.

The goal is not to ignore income requirements.

The goal is to use a financing program designed to evaluate self-employed borrowers in a way that better reflects how they actually earn and manage money.

A Mortgage Built for Entrepreneurs

Traditional mortgage underwriting often works best for borrowers with predictable W-2 income.

But entrepreneurs don't always get paid that way.

Their income may fluctuate. They may own multiple businesses. They may reinvest profits. They may make strategic purchases and take legitimate deductions.

Business Owners Qualify Differently.

A mortgage designed for entrepreneurs should recognize that financial reality.

Using a bank statement program, the borrower was able to refinance the $1.9 million Rancho Cucamonga property and secure a new rate in the 6% range.
The result was more than just a lower interest rate.
The refinance created savings of over $2,100 every month.
That is more than $25,000 per year in improved monthly cash flow.

The Self-Employed Mortgage Specialist

For business owners, choosing the right mortgage professional can be just as important as choosing the right mortgage program.

A lender who works primarily with W-2 borrowers may see a complicated tax return.

A lender experienced with self-employed borrowers looks deeper.

They understand business structures. They understand deductions. They understand cash flow. And they know that a tax return may represent only one piece of a much larger financial picture.

The Self-Employed Mortgage Specialist.

"Business owners work hard to build successful companies, and smart tax planning is often part of that success," said Jackie Barikhan of Summit Lending, known as My Lender Jackie. "That shouldn't automatically make it more difficult to qualify for a mortgage or refinance. The key is finding the right program and evaluating the borrower's complete financial picture."

From Higher Payments to More Than $2,100 in Monthly Savings
The primary goal of this transaction was to improve the borrower's mortgage terms and reduce the monthly payment.
By utilizing bank statements to document qualifying income, Summit Lending was able to structure a rate-and-term refinance that brought the interest rate into the 6% range.

The outcome:
- More than $2,100 in monthly savings
- More than $25,000 in potential annual payment savings
- A rate-and-term refinance on a $1.9 million home
- Income documented using bank statements
- A solution designed around the financial realities of a self-employed business owner

Cash flow wins.

Business Owners Qualify Differently

This recent closing demonstrates an important point for entrepreneurs and self-employed homeowners:
A traditional mortgage is not the only mortgage.
If your tax returns don't reflect the full strength of your business, income, or cash flow, there may be alternative documentation programs designed to provide a different path to qualifying.

Your tax returns don't tell the whole story.
Your bank statements may tell a different one.
For this Rancho Cucamonga homeowner, that difference resulted in a successful refinance and more than $2,100 in monthly savings.

Transaction Highlights
- Location: Rancho Cucamonga, California
- Property Value: Approximately $1.9 million
- Loan Type: Rate-and-Term Refinance
- Borrower Profile: Self-employed business owner
- Credit Score: 722
- Income Documentation: Bank Statements
- New Interest Rate: In the 6% range

- Monthly Savings: More than $2,100
- Annualized Payment Savings: More than $25,000

About Jackie Barikhan and Summit Lending
Jackie Barikhan, known as My Lender Jackie, specializes in mortgage solutions for self-employed borrowers, entrepreneurs, business owners, high-net-worth clients, and real estate investors.

Through Summit Lending, Jackie provides access to a wide range of mortgage programs, including bank statement loans, Profit & Loss programs, jumbo financing, cash-out and rate-and-term refinancing, DSCR investor loans, asset-based lending, and other alternative documentation solutions.

With more than 20 years of lending experience and over $500 million in closed loans, Jackie and her team focus on helping qualified borrowers find mortgage solutions that reflect the complete financial picture... not just what appears on a traditional tax return.

Cash Flow Over Tax Forms.

Your Tax Returns Don't Tell the Whole Story.

Smart Businesses Minimize Taxes. Smart Lenders Understand That.

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