



FHA Mortgage

Programs

Effective Options for Responsible Homeownership

OVERVIEW

FHA loan programs offer a flexible solutions that helps to provide competitive product both in rate and price to qualified borrowers seeking a low down payment option, primarily for low to middle income candidates looking for an opportunity to buy there first home or those more challenge individuals looking for alternative lending for high LTV's and adverse credit. FHA loans poses a viable option for challenged but responsible borrowers fitting their criteria.

FHA Sponsorship Program

Sponsorship is available to qualified clients, simple requirements needs to be met. Our intent is to make it as seamless as possible for our approved clients to originate FHA loans, please ask your Account Executive for details.

FHA loan features:

- Down payments as low as 3.5%
- Gift Funds: Family members may pay all of the borrower's required down payment, closing costs, prepaid expenses and discount points
- AUS ≤ \$417,000 - Min. FICO 640 / Maximum DTI 50%
- AUS > \$417,000 - Min. FICO 660 / Maximum DTI 45%
- Non-Occupant Co-borrower allowed
- Fixed and adjustable-rate mortgages available
- Purchase, rate/term refinances, cash-out refinances and streamlined refinances
- Cash-out up to 85% loan to value



Minimum credit scores and maximum loan limits apply. Not all applicants may qualify.

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