

# HOW TO BUY A HOME WITH

# Owner Financing

PAST  
FORECLOSURE?



NO SS#  
NO ITIN?



POOR  
CREDIT?



***"A step-by-step guide to purchasing  
a home with owner- financing.***

***Relax, we've got you!"***

***NAH Team***

NAH

NATIONWIDE  
AFFORDABLE HOMES



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We help families overcome real estate issues, and pride ourselves on working one-on-one, with every customer.

*Relax, we've got you!"*



# Introduction

There are millions of honest, hardworking people who want to own a home but may lack the credit, conditions, or down payment, that banks, credit unions and mortgage lenders require, to purchase a home in today's economy.

The mortgage crisis of 2007 created much more stringent requirements, for lenders, and today, over 80% of potential homeowners are unable to qualify for a conventional mortgage with a 20% down payment and a credit score, of at least 720.

If you are one who falls into that 80%, don't be discouraged. There is a way, without all the red tape of traditional financing that you too, can stop renting, purchase your dream home and start building equity.

In this booklet, we'll explore your financing options and explain how NAH can help you get back on track, improve your creditworthiness and reach your goal of homeownership.

Let's get into this...



# Traditional financing

Purchasing a home using a local bank, credit union or mortgage lender, is known as traditional financing, and involves the following steps:

1) **Proof of income.** W-2s, paystubs, and two (2) years of bank statements and tax returns. Those who are self-employed must show steady income to qualify.

2) **Proof of down payment,** typically 20% plus closing costs, usually 4%.

3) **Credit report.** To obtain a mortgage, the loan officer requests a tri-merge credit report, by contacting all three (3) credit reporting agencies; Experian, Transunion and Equifax.

4) **Letter of approval.** The bank, or lender, issues a preapproval letter indicating how much they will loan you, based on your income, FICO score, and current monthly bills like car loans and credit card balances, plus any other monthly expenses.

Once you've found a house, your lender will arrange a home appraisal, home inspection, and title search, to ensure that the value of the house is equal to your loan amount.

But, what options do renters with credit problems, no social security number or down payment concerns have in becoming a homeowner?



# Credit & criteria

Countless potential homeowners are trapped by poor credit and unable to qualify for traditional financing.

In many instances, NAH can get you into the home of your dreams immediately, depending on your specific situation.

**Past foreclosure:** Those who've experienced a foreclosure wonder if they'll ever qualify for a home again. Credit agencies can report foreclosures for seven (7) years, or longer, if you seek a loan for \$150,000 or more.

**Bankruptcy:** Chapters 7 & 13. Chapter 7 discharges the debts, where Chapter 13 is a repayment plan. While filing chapter 13 may temporarily halt a foreclosure process, this still negatively affects your credit, and disqualifies you for traditional financing.

**Divorce:** Divorce can result in many changes to your finances. Late or missed payments by a former spouse, on joint accounts, negatively impacts your credit score.

**No SS# or ITIN:** Are you a foreign national with citizenship in another country looking to buy a home in the United States? And, you don't have the required documentation. social security, or ITIN number, *but* can show proof of income?



# Owner financing

The NAH program allows buyers to become homeowners, immediately. Our program is owner financing or seller financing, which means the exact same thing.

The definition of owner seller financing is when the owner seller, of a property, *finances* the purchase for the buyer, by accepting the role of a traditional lender, without the rules and regulations that banks, or mortgage lenders may require.

Nationwide Affordable Homes offers a *true* owner seller financing program. On the day of the closing, the *deed* and the *mortgage/trust of deed*, is registered in the *buyer's* name, *your* name, and properly recorded at the courthouse, in the county, where the property is located. *You* receive the mortgage servicing company's information, in *your* name. *You* are the homeowner! Congratulations!

Our owner-seller financing is designed the same as traditional financing, except that our lending criteria isn't regulated like a bank, or other lending institutions, so buyers with low credit scores, and no social security numbers, can now become homeowners.

When the traditional bank says "NO," we can help!



# Let's get you home!

Finding a home, nowadays, where owners are willing to finance the sale, is rare. At, Nationwide Affordable Homes, we have homes ready for immediate occupancy *or* we'll actually help you *find*, the home of your dreams, and *then* owner finance that home for you.

Have you heard about:

- rent-to-own,
- lease-option, or
- lease-purchase?

We *do not* offer these programs. Those terms are used when an owner sells a house to a tenant-buyer, but the property deed remains in the *seller's* name and the *seller* remains in control of the property, not you, the *buyer*.

NAH offers *real* solutions that help families purchase their dream home, now!

## **Its' not complicated!**

- Complete the form below.
- Let us know how to contact you, where you'd like to live, how many bedrooms & baths you'll need, and your financial information.
- Fax or email the form to us.
- We'll contact you!

**DISCLAIMER** This report was created for informational purposes only. We are not Attorneys nor are we giving legal advice. If legal advice is required, we suggest you contact a competent Attorney in your area. If you use this information, Nationwide Affordable Homes, LLC, cannot be held liable.

# NAH HOMEOWNER WORKSHEET

APPLICANT \_\_\_\_\_

CO-APPLICANT \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE: \_\_\_\_\_ CELLPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

## PROPERTY INFORMATION:

NUMBER OF BEDROOMS YOU NEED? \_\_\_\_\_

NUMBER OF BATHROOMS YOU NEED? \_\_\_\_\_

COUNTY YOU ARE INTERESTED IN? \_\_\_\_\_

SCHOOL DISTRICT? \_\_\_\_\_

DESIRED PRICE-RANGE FOR YOUR HOME? \_\_\_\_\_

MONTHLY PAYMENT YOU CAN AFFORD? \_\_\_\_\_

HOW MUCH WILL YOU HAVE FOR THE DOWNPAYMENT? \_\_\_\_\_

COMMENTS:

*"Everything good comes from  
gratitude, and we are grateful for  
you! God bless!"*

NAH Team

NOTE: Filling out this form will allow us to utilize our resources to locate a property that meets your specifications in the area your interested in. Once you have completed this form, please scan and email to [info@nationwideaffordablehomes.com](mailto:info@nationwideaffordablehomes.com). Or, fax to (864) 310-2444.



*Relax, we've got you!"*