

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



» Table of Contents

01

Introduction

Millions of hardworking people want to own a home but may lack the requirements of traditional lenders.

02

Traditional financing

Purchasing a home using your local bank, credit union or mortgage lender.

03

Let's talk credit & criteria

Are you trapped by a poor credit score and unable to qualify for traditional financing?

04

Owner financing

At NAH, our program allows buyers to become homeowners, immediately.

05

Let's get you home!

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!

We buy houses in well-established neighborhoods that our team of craftsmen then transform into dream homes, with new fittings, fixtures, flooring, windows, paint, and landscaping. Visit our **Featured Properties** page to view what's currently available.

Don't see anything you like? No worries! We'll help you find a suitable home in the neighborhood of your choice.

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, today!

It's not complicated!

1. Complete the worksheet below.
2. Let us know how to contact you, where you'd like to live, how many bedrooms & baths you'll need, etc.
3. Email the worksheet to info@nationwideaffordablehomes.com or fax to (864) 310-2444.
4. We'll contact you in the next few days.

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 _____

HOME PHONE: _____ MOBILE: _____

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? _____

AMOUNT 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 you are interested in. Once you have completed this form, please email to info@nationwideaffordablehomes.com. Or, fax to (864) 310-2444.



Relax, we've got you!"