

GET *qualified*

TYPE OF LOAN	CREDIT SCORE	DOWN PAYMENT
VA LOAN	620	NO DOWN PAYMENT
USDA LOAN	620	NO DOWN PAYMENT
FHA LOAN	580+ 500-579	3.5% 10%
203K LOAN	640	3.5%
CONVENTIONAL 97	620	3%
CONVENTIONAL LOAN	640	5-20%



INCOME QUALIFICATIONS

QUALIFYING INCOME

- W-2 Income / Salary
- Income from Part-time Job
- Income from a Second Job
- Overtime & Bonuses
- Seasonal Job
- Self-employed Income
- Alimony & Child support (Documentation required)

NON-QUALIFYING INCOME

- Gift from Family member
- Income from Inheritance or Disability
- Gambling
- Unemployment pay
- Single bonuses
- Non-occupying co-signer income
- Unverifiable income
- Income from Rental properties

NEEDED *documents*

1. W2'S FROM THE PAST 2 YEARS
2. 3-MONTHS OF PAY-STUBS
3. BANK STATEMENTS (PAST 3 MONTHS)
4. PREVIOUS 2 YEARS OF TAX RETURNS
5. LIST OF YOUR DEBTS & ASSETS
6. DIVORCE DECREE
7. ADDITIONAL INCOME DOCUMENTS