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NEWSLETTER

Mortgages Made Easy!

Let's celebrate to 100% financing!

Loan of the Month!

Here is a testimony to the FHA 100 program. Ms. Higginbotham closed the house of her dreams using this outstanding loan. One of our talented loan officers, Julian Sanchez, was able to make this loan work even when the property was not eligible for down payment assistance. Thanks to Julian's amazing efforts, Ms. Higginbotham received cash back at closing! Now that is something to celebrate!

FHA 100 Program

1. 0% Down Payment Requirement
2. Up to 55% DTI Ratio
3. Minimum of 600 FICO score
4. Up to 6% seller concessions

Summer is right around the corner, and as the real estate market heats up, it's important to have options for all potential home buyers.

The FHA 100 is that option for those who don't believe they are ready to make that leap yet. This option provides two separate liens. One for 96.5% of the LTV and a secondary lien for the remaing 3.5% of the LTV. The second lien has no pre-payment penalties, so it can be paid off at any time.

This option is a great alternative to down payment assistance, as there are no additional requirements to qualify for the secondary lien. If the buyer is eligible for the first lien, then they are eligible for the secondary one.