

Loan Reference Guide

Choose the type of home loan that is right for you.

Conventional Loans

With various down payment options, this loan program is the most common type of mortgage. It is a flexible and straightforward program that is chosen by many types of borrowers.

FHA Loans

An FHA loan is insured by the Federal Housing Administration (FHA)¹ and offers a low down payment². It may be chosen by low-to-moderate income borrowers with limited savings.

Jumbo Loans

For those purchasing a higher-priced home, jumbo financing offers loan amounts that exceed conforming loan limits. Jumbo loans usually require a larger down payment and stricter qualifying guidelines than other loans, but they allow borrowers to purchase a more expensive property.

USDA Loans

The USDA¹ Guaranteed Rural Housing mortgage program is designed to assist low-to-moderate income home buyers in rural areas. It offers no down payment, and closing costs may be financed into the loan³.

VA Loans

A VA loan is a mortgage product for active military, veterans and surviving spouses that is backed by the U.S. Department of Veteran Affairs¹. It offers no down payment⁴, plus no monthly mortgage insurance.

This list is only to be used as a guide and does not include all loan types or loan features. Not all loan types are available to all borrowers. Borrowers will be subject to qualification and must satisfy all underwriting requirements and conditions. Not all borrowers will qualify. Speak with your mortgage consultant and carefully consider each of your home financing options so you can determine the home loan that is right for you.

1. Prosperity Home Mortgage, LLC, Prosperity Home Mortgage, LLC dba Edina Realty Mortgage, and HomeServices Lending are not affiliated with or endorsed by any government agencies.
2. No or low down payment options may not be the best product for all borrowers.
3. Borrowers may finance closing costs and fees up to 100 percent of the appraised value.
4. No down payment is required unless the purchase price exceeds the appraised value of the property and the borrower's entitlement is not sufficient to meet the minimum 25% guarantee amount.



Contact us to answer any questions you may have about buying a home.



Ashlee Tietgen
Mortgage Consultant
NMLS# 598167
Cell: (602) 301-5577
ashlee.tietgen@phmloans.com
phmloans.biz/AshleeTietgen



Laura Fox
REALTOR/Associate Broker
Office: 602-288-4400
Cell: (602) 770-0854
laura.fox@bhhsaz.com

3200 E. Camelback Road, Suite 103
Phoenix, AZ 85018



3200 E Camelback, 103
Phoenix, AZ 85018

BERKSHIRE HATHAWAY | Arizona
HomeServices Properties

NMLS State Licenses: AZ



©2023 Prosperity Home Mortgage, LLC. (877) 275-1762. 3060 Williams Drive, Suite 600, Fairfax, VA 22031. All first mortgage products are provided by Prosperity Home Mortgage, LLC. Not all mortgage products may be available in all areas. Not all borrowers will qualify. NMLS ID #75164 (For licensing information go to: NMLS Consumer Access at <http://www.nmlsconsumeraccess.org/>) Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act. Licensed by the Delaware State Bank Commissioner. Georgia Residential Mortgage Licensee. Massachusetts Mortgage Lender and Mortgage Broker MC75164. Licensed by the NJ Department of Banking and Insurance. Licensed Mortgage Banker-NYS Department of Financial Services. Rhode Island Licensed Lender. Rhode Island Licensed Loan Broker. Rhode Island Licensed Third-Party Loan Servicer. Also licensed in AK, AL, AR, AZ, CO, CT, DC, FL, ID, IL, IN, KS, KY, LA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NM, NV, OH, OK, OR, PA, SC, SD, TN, TX, UT, VA, VT, WA, WI, WV and WY. BHHS Arizona Properties is an affiliate of Prosperity Home Mortgage. Please speak to your real estate agent for more information on this affiliation. Prosperity Home Mortgage does not offer loans in all states. ©2023 Prosperity Home Mortgage. All Rights Reserved. NMLS ID 598167.

