

2025 realtor reference guide

Loan Product Information

Conventional			
Property Types	Down Payment	Max Seller Contribution	Additional Details
Primary & Secondary Home	Less than 10% (3% min)	3%	<ul style="list-style-type: none"> • No income restrictions • Minimum 620 credit score • Max loan amount: \$806,500
	10-25%	6%	
	>25%	9%	
Investment	>15%	2%	
FHA			
<ul style="list-style-type: none"> • 3.5% min down payment • 6% max seller contributions 	<ul style="list-style-type: none"> • Max loan amount: depends on county • Primary residence only • Minimum 580 credit score 	<ul style="list-style-type: none"> • Mortgage insurance required • Allows higher debt-to-income ratios than conventional 	
VA			
<ul style="list-style-type: none"> • No down payment required* • Maximum 4% seller contributions/concessions 	<ul style="list-style-type: none"> • No max loan amount • Minimum 580 credit score 	Funding Fee: <ul style="list-style-type: none"> • 1st time use & no down payment - 2.3% • Can be reduced with down payment 	
USDA			
<ul style="list-style-type: none"> • No down payment required • 6% max seller contributions • Primary residence only 	<ul style="list-style-type: none"> • No max loan amount, but income limits apply • Income & location restrictions apply 	<ul style="list-style-type: none"> • Upfront Guarantee fee: 1% • Annual fee: .35% of remaining balance • Minimum 600 credit Score 	

Seller contributions can be used towards closing costs, prepaids, & discount points.

Estimated closing costs

Closing costs are typically 2% to 4% of the loan amount. They vary depending on the value of the home, loan terms and property location, and include costs such as mortgage insurance, property taxes, title fees and other property-related fees.

Unique Mortgage Solutions

We offer many unique mortgage solutions tailored to diverse needs.

- Rental income qualification
- Self-employed borrowers
- Bank Statement loans
- Construction-to-Perm
- Condo financing

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Foreclosures, Bankruptcies, and Short Sales			
Program	Foreclosure	Bankruptcy	Short Sale
Conventional	7 years from completion	Ch. 7:4 years from discharge Ch. 13:2 years from discharge; 4 years from dismissal	4 years from completion
FHA	3 years from completion; A-iA pays claim & clears CAIVRS	Ch. 7:2 years from discharge Ch. 13:1 year of satisfactory payments & court permission	3 years from completion if in default at time of sale. No seasoning if payments on time 12 months prior to short sale and 12 months preceding action date.
VA	2 years from foreclosure date	Ch. 7: 2 years from discharge Ch. 13:1 year of satisfactory payments and court permission	2 years from completion
Jumbo Plus	7 years from completion	Ch. 7:4 years from discharge Ch. 13:2 years from discharge; 4 years from dismissal	4 years from completion
Non-Agency	12 months from completion	Ch. 13 Settled Other: 12 months from discharge/dismissal	Must be settled

P&I Payment Calculator (Amount Per \$1,000)	
30 Years	
Sample Rate	Factor*
6.50%	\$6.32
6.75%	\$6.49
7.00%	\$6.65
7.25%	\$6.82
7.50%	\$6.99
7.75%	\$7.12
15 Years	
Sample Rate	Factor*
6.00%	\$8.44
6.25%	\$8.57
6.50%	\$8.71
6.75%	\$8.85
7.00%	\$8.99
7.25%	\$9.13

Low and No Money Down Options

USDA	0% Down	Home Ready	3% Down	FHA	3.5% Down
VA	0% Down	Home	3% Down	Jumbo	10% Down
Conventional	3% Down	Possible			

*Factor is amount of principal & interest payment due for every \$1,000 borrowed, based on corresponding Sample Rate. This amount should not be used to calculate a potential mortgage payment, as other figures such as taxes, homeowner's insurance, mortgage insurance, and HOA fees may need to be included to calculate an accurate payment amount.

Housing Ratio

Housing Payment \div Borrower's Calculated Income

Housing Payment includes:

- Monthly Mortgage Principal
- Interest
- Taxes
- Homeowners Insurance
- Mortgage Insurance
- HOA Fees (If applicable)

Total Debt Ratio

Housing Payment (plus other debts) \div Borrower's Calculated Income

Debts Include:

- Recurring Car Payments
- Student Loans
- Credit Cards
- Alimony Child Support
- Any Other Monthly Payment Obligations