



YOUR DREAMS COULD COME TRUE *with down payment assistance programs*

| | Home Plus* | Home in 5* | Pima & Tucson IDA* |
|-------------------------------------|---|---|---|
| DOWN PAYMENT ASSISTANCE | Up to 5% | Up to 4% | Up to 5% |
| INCOME LIMITS | \$92,984 | \$92,980 | Government Loans: \$83,020 HFA Advantage and HFA Preferred: \$88,950 |
| PURCHASE PRICE MAXIMUM | \$371,936 | \$371,930 | N/A |
| DEBT-TO-INCOME** | 45% (50% for Conventional Loans with AUS approval) | 45% (50% for Conventional Loans with AUS approval) | 45% (50% for Conventional Loans with AUS approval) |
| FICO MINIMUM | <ul style="list-style-type: none"> FHA: 660 VA/USDA/CONV HFA Preferred or HFA Advantage w/LTV 95% or less: 640 CONV HFA Preferred or HFA Advantage w/ LTV 95.01-97%: 640 | 640 | 640 |
| ELIGIBLE AREAS | <ul style="list-style-type: none"> Conventional – State of AZ excluding Pima County FHA, VA & USDA – State of AZ excluding Maricopa & Pima Counties | Maricopa County including the city of Phoenix | Pima County & City of Tucson |
| ELIGIBLE LOAN TYPES | FHA, VA, USDA, Conventional Fannie Mae HFA Preferred & Conventional Freddie Mac HFA Advantage | FHA, VA, USDA, Conventional Fannie Mae HFA Preferred & Conventional Freddie Mac HFA Advantage | FHA, VA, USDA, Conventional Fannie Mae HFA Preferred & Conventional Freddie Mac HFA Advantage |
| HOMEBUYER EDUCATION REQUIRED | Yes | Yes | Yes |

MORE HOME NON-BOND FINANCING OPTIONS

CONVENTIONAL - 3% DOWN

- 97% LTV
- FICO score: 620+
- DTI ratio: 50% with AUS approval
- No income limits
- Monthly Insurance (MI) required
- Gift funds allowed for closing costs

HOMEReady - 3% DOWN

- 97% LTV
- FICO score: 620+
- Fixed-rate loan options
- No income limits
- Purchase and limited cash-out refinance

USDA/RURAL HOUSING** - 0% DOWN

- 100% financing up to appraised value
- FICO score: 620+
- Pinal County and very few areas in Maricopa County eligible
- Fixed-rate financing available
- Gift funds allowed for closing costs

**Rural areas are towns or cities with populations of 10,000 or less, as well as towns or cities that are not part of a Metropolitan Statistical Area (MSA) with populations below 20,000. Upfront and monthly MI required.

VA - 0% DOWN OPTIONS***

- Zero down payment with full VA entitlement
- Credit score: 580+
- Residual income calculations
- No mortgage insurance
- Funding fee: Varies and possibly waived for borrowers with verified exempt status due to disability
- Escrows & VA appraisal required

***A down payment is required if the borrower does not have full VA entitlement, or if the loan amount is greater than \$453,100.

Contact me to learn more about our affordable home financing options!



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