

FHA FINANCING

A great alternative to a conforming loan



“When You Want It Done Right!”

SITUATION:

You would like to purchase a home but one or all of the following applies to your situation:

- limited money for a down payment
- marginal credit history
- high debt load

FEATURES:

The Federal Housing Administration (FHA) is a division of HUD, an agency of the US Government. The FHA insures lenders such as Fairfield Mortgage against your default on a mortgage, which enables you to obtain a loan at a great rate and with only a 3.5% down payment. The program is available for both first-timers and repeat homeowners alike.

BENEFITS:

An FHA loan enables you to buy a home with little money down and less than perfect credit at an interest rate that is often better than conventional mortgage rates. This loan also allows your lender to “stretch” your qualifying ratios a little more than many other types of loans.

DETAILS:

- **Maximum loan amount in metro Atlanta is \$346,250 for a one-unit property (the rest of GA varies by county)**
 - **Other metro Atlanta loan limits are: 2-unit = \$443,250 / 3-unit = \$535,800 / 4-unit = \$665,850**
- **Mortgage Insurance (MIP) is required as follows:**
 - **Up-front = 1.75% of the loan amount and can be financed into the loan**
 - **Monthly = .55% of loan amount divided by 12 (.25% for 15 yr fixed)**
- **Primary residences only**
- **No pre-payment penalty**
- **15 and 30 year fixed-rate loans available**
- **Down payment can come from a gift from a relative or close friend**
- **Minimum credit score of 620 or higher required**
- **Very limited late payments or other derogatory credit items allowed over previous 12 months**
- **Targeted debt ratio of 43% or lower**
- **Excellent program for co-signing situations (still only have to put 3.5% down)**
- **Mortgage is qualifying-assumable**

Fairfield Mortgage Associates
“When You Want It Done Right!”
A Division of Guaranty Bank, FSB



Phone: 678-279-9000
Fax: 678-279-2000
www.fairfieldmortgage.com