

# First Time Home Buyer Choices...



Homeownership means owning your American dream. It is truly yours! Feel free to get a dog, plant a garden, paint the walls any colors you want! We are pleased to offer you multiple choices in financing your future that requires little or no down payment. Together, we will find the best option for your future.

	FHA	VA	USDA	Home Ready® Fannie Mae	Conventional 97%	Home Possible® Freddie Mac
<b>Down Payment</b>	3.5%	0%	0%	3%	3%	3%
<b>Mortgage Insurance or Guarantee Fees</b>	1.75% Financed .85 bps Monthly	Funding Fee per VA can Finance	1% Financed .35 bps Monthly	25% Coverage at 97%LTV	35% Coverage at 97% LTV	25% Coverage at 97% LTV
<b>Income Limits</b>	None	None	Yes	Yes	None	Yes
<b>Non Occupant Co-borrower</b>	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
<b>Allowable Seller Concession</b>	6%	Typical Closing Costs PLUS 4%	6%	3%	3%	3%
<b>Minimum FICO Score</b>	620	620	640	620	620	620
<b>Ownership of Other Property</b>	Restriction if Other FHA Loans	Allowed	Not Allowed	Allowed	Allowed	Allowed
<b>Other Requirements</b>	None	Must have VA Eligibility	Subject Property Location must be Eligible	Homebuyer Education Required	1 Borrower must be a 1st Time Homebuyer. Homebuyer Education Required when all borrowers are 1st time Homebuyers	Homebuyer Education Required

Not all underwriting criteria can be displayed in chart above. Consult with your Loan Officer.



Company NMLS#390263 • [www.citizensEbank.com](http://www.citizensEbank.com)



**Contact us today for a free consultation and loan pre-qualification.**

**Ed Fortmiller**, NMLS #720528

**Bonnie Moss**, NMLS #1898661

Local Phone: 503-879-8008

Toll Free: 844-700-7100

[mortgage@citizensEbank.com](mailto:mortgage@citizensEbank.com)