

LENDING GUIDELINES

AT A GLANCE

	CONVENTIONAL FANNIE MAE/FREDDIE MAC	FHA FINANCING	VA FINANCING	USDA FINANCING
AMOUNT OF DOWN PAYMENT	3-5% Down	3.5% Down	0% Down	0% Down
MINIMUM CREDIT SCORES	620 FICO	580 FICO	620 FICO	620 FICO
MORTGAGE INSURANCE FACTOR	No Upfront MI Monthly MI Premiums May Vary	Upfront MI 1.75% Monthly MI .85%	Upfront MI 2.3-3.6% No Monthly MI	Upfront MI 1% Monthly MI .35%
NOTES	Maximum Loan Amount is \$484,350 Maximum Seller Contribution is 3% on LTV's over 90%	Maximum Loan Amount is Based off County Maximums Maximum Seller Contribution is 6%	Maximum Loan Amount is \$484,350 Maximum Seller Contribution is 4%	Property Must be Located in Defined Rural Area Income Restrictions Maximum Seller



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