

Government Backed FHA Home Loans

- ✓ Flexible credit and income guidelines
- ✓ Wide variety of loan options
- ✓ Buy a home with as little as 3.5% down
- ✓ Fixed rate payments for 15 or 30 years
- ✓ Seller concession allowed up to 3% of purchase price
- ✓ No Income restrictions

Rural Development Home loans

- ✓ Home must be located in RD approved area.
- ✓ 100% financing available.
- ✓ Fixed rate payments for 30 years
- ✓ Seller concession allowed up to 3% of purchase price
- ✓ No Monthly Mortgage insurance premium, however RD charges a funding fee of 3.5%
- ✓ Income restrictions do apply (Higher than IHA's)
- ✓ No Minimum cash from buyers required at closing

Idaho Housing and Finance Down payment assistance program on FHA Home Loans

- ✓ Idaho Housing will finance a second mortgage of 3.5% to cover your down payment
- ✓ Credit score must be over 700
- ✓ Interest rate is 1% higher than mortgage rate of the first mortgage for borrowers with credit scores of 720 or higher.
- ✓ Interest rate is 2% higher than mortgage rate of the first mortgage for borrowers with credit scores of 700 to 719.
- ✓ Homebuyer education is required for buyers with credit scores lower than 720.
- ✓ Good Credit Rewards funds are based on need. Borrowers cannot have more than an equivalent of three months payments in liquid assets after closing.

VA Home loans

- ✓ Flexible credit and income guidelines
- ✓ 100% financing available.
- ✓ Fixed rate payments for 30 and 15 years
- ✓ Seller concession allowed up to 4% of purchase price
- ✓ No Monthly Mortgage insurance premium.
- ✓ No Minimum cash from buyers required at closing
- ✓ No Income restrictions

Conventional Loan

- ✓ Multiple loan programs available
- ✓ Purchase a home with as little as 5% down
- ✓ Loan amounts up to \$417,000.00
- ✓ Seller concession allowed up to 3% of purchase price
- ✓ No Income restrictions
- ✓ Lower monthly Mortgage Insurance than FHA