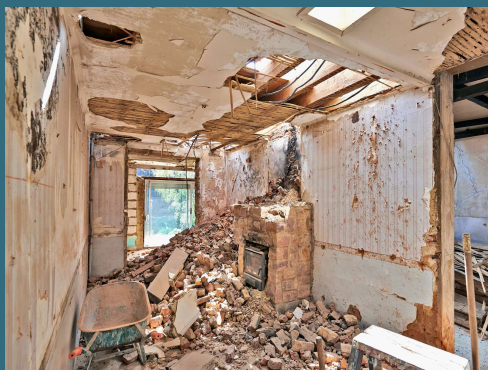


LOAN PRODUCT COMPARISON SHEET

RENOVATION LOANS



There are many great loan products available to purchase and renovate properties.

Below is a comparison of those options. This is NOT an exhaustive list.

Remember if there is a unique situation, then give us a call. We can provide borrowing solutions for nearly all situations.

MAIN FEATURES COMPARISON



HomeStyle

FHA 203(k)
Limited

FHA 203(k)
Standard

Summary

Used for both small & large projects

Used for smaller cosmetic type projects

Used for large/complex projects

Down payment - Minimum

5% - Primary Res
10% - 2nd Res
20% - Investment

3.5%

3.5%

Credit Score - Minimum

620

620*

620*

Renovations to start/ finish

30 days after closing/180 days after closing

30 days after closing/180 days after closing

30 days after closing/180 days after closing

Repair costs minimum/maximum

No Min
\$150,000 Max

No Min
\$35,000 Max

\$5,000 Min
\$150,000 Max

HUD Consultant Required

YES - If repairs are \$15,000+

YES - If repairs are highly specialized

YES

Final loan amount is based on property's value after renovations are complete

YES

YES

YES

When do payments start for clients?

2nd month after closing

2nd month after closing

2nd month after closing

Eligible for second home

YES

NO

NO

Eligible for investment properties

YES

NO

NO

*620 - manual underwriting not permitted for loans with <640 mid. Scores <640 with DTIs >50% are required to have 3 months PITIA reverses, which must be liquid (no gift funds) OR meet VA's residual income requirements

