

Loan Types

Conventional Loans

For purchasing a home with or without private mortgage insurance

- Fixed or adjustable rate options
- 5% minimum down payment
- Credit scores as low as 620
- Debt-to-income ratios up to 45%
- Maximum loan amount of \$417,000

Jumbo Loans

For purchasing a home of higher value

- Fixed or adjustable rate options
- 10% minimum down payment
 - *Higher down payment may be required.
- Credit scores as low as 680
- Debt-to-income ratios up to 45%
- Loans from \$417,001 to \$3,000,000

FHA Loans

- Broad range of programs for lower credit scores or higher ratios while providing current market pricing.
- 3.5% minimum down payment
- Credit scores as low as 580
- Debt-to-income ratios up to 55%
- Maximum loan amount of \$271,050

VA Loans

Specifically for individuals who served for their country.

- No down payment
- Credit scores as low as 580
- Debt-to-income ratios up to 55%
- Maximum loan amount of \$417,000
 - *Jumbo mortgage loan options available

USDA Loans

For purchasing a home in rural areas.

More restrictive guidelines than others.

- No down payment
- Credit scores as low as 640
- Debt-to-income ratios up to 43%
- Income and property eligibility limits
 - *Contact loan officer for more details