

# Think your client can't afford a mortgage? Think again!



## 100% Financing, No Money Down, Home Loans

Through the USDA Rural Development Program, Home Savings of America can offer home buyers a 30-year low fixed rate mortgage with no money down.

- No money down
- Closing costs can be included in the loan amount (if sufficient appraised value exceeds the sale price)
- Relaxed Credit Guidelines (similar to FHA and VA)
- No monthly PMI Insurance
- No cash reserves required

### Is my client eligible?

- Monthly housing /total debt ratios can exceed the standard 29%/41%
- 640 FICO score required
- Household income can be up to 115% of the median income for your area
- No cash reserves required

### Is the home they're looking at eligible?

- The house must be in an eligible rural area, but many suburban areas qualify
- The home must be owner-occupied
- Single family homes; some condos may be eligible

**Find out more today!**