

## How does a Streamlined 203(k) loan differ from other loans?

FHA's 203(k) loan program was created by the federal government to restore older homes and neighborhoods.

In this loan, both the purchase amount and the repair funds (up to \$31,120) are both included.

Repairs and improvements are completed after closing. Many renovations can be completed in **45 days from start to closing**. Funds for remodeling are held in an account on your behalf and released in stages as rehabilitation is completed.



**Homeowners:**  
With a Streamline 203(k) loan,  
you can **refinance your home—**  
and upgrade it at the same time!

Ready to get started  
refinancing and renovating  
your home?

Call me today!

Restrictions may apply. Programs are not available in all areas.  
Interest rates and terms are subject to change without notice.



You can refinance  
**AND**  
fix up your home  
in one low-rate  
mortgage

FHA's Streamline  
203(k) Home Loan



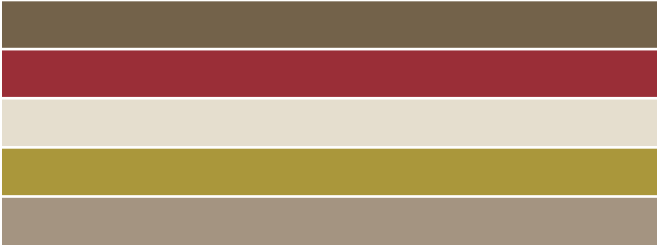
## Refinance AND upgrade your home with a Streamline 203(k) home loan!

The FHA Streamline 203(k) loan program enables you not only to refinance your house, but also include the cost of repairs (up to \$31,120), all in a single mortgage.

The repair work is simply included in the final loan amount, along with closing costs and the amount needed to pay off your existing loan, not to exceed 110% of the 'as repaired' appraised value.

Repairs and improvements are completed after closing by professional contractors of your choice. Many renovations can be completed in 45 days from start to closing, since they do not involve structural renovations.

- **Less than perfect credit?** Qualification requirements are more flexible, allowing you to still refinance your home at competitive rates
- **Save time and money upfront** with only one loan application and one set of closing costs, since the refi and repairs of your home are rolled into one loan
- **Save money in the long-run.** By including repair costs in your home mortgage, you pay for these improvements over time at a much lower interest expense than conventional alternatives



Call me for details.

Let's start your refinance and renovation today!

# Does my house qualify for a 203(k) loan?

To qualify for a Streamlined 203(k) loan, the house must be at least one year old, and you must occupy the property. Additionally,

- Property cannot be vacant for more than 30 days during construction.
  - House may be attached or detached, or a 2-4 unit property. Condos are ineligible.
  - Work must be completed within six months.
  - Except for painting, work must be completed by licensed and bonded contractors.
  - If job requires a permit, borrowers must get a permit and a sign-off.
  - Property value must be sufficient to purchase/refinance and complete the rehabilitation.
  - Work must commence within 30 days from closing.
- Approved Repairs**
- Simple or cosmetic repairs are allowed – those that are easily estimated and completed.
- Roofs, gutters, downspouts
  - HVAC systems (heating, venting, air conditioning)
  - Plumbing and electrical
  - Minor kitchen and bath remodels
  - Interior / exterior painting
  - New windows and doors
  - Flooring finishes: carpet, tile, wood, etc.
  - Weather stripping & insulation
  - Decks, patios, porches
  - Improvements for persons with disabilities
  - Energy efficiency improvements
  - Basement completion and waterproofing
  - New kitchen appliances or washer / dryer
  - Septic or well systems
- The funds for paying for these repairs are held in escrow and disbursed once the work is satisfactorily completed. Up to 50% of each contractor's bid may be paid in initial disbursement.
- Requirements to Perform the Work**
- Borrowers can select among licensed contractors.
  - The lender will review the contractor's experience, background and referrals.
  - The lender will want a copy of the contractor's estimate and the agreement between the contractor and borrower.



Enjoy your home for years to come

When both your loan and your renovations are completed, you will have a home custom-designed with the eligible upgrades you've chosen. Especially in this market, 203(k) streamline borrowers can use this loan to solidify their future and create personal wealth. They can do so all in a low fixed rate, government-backed mortgage.