

# Qualify your Buyers for more home. **No M.I.!**

- Total Lender Fees Less than \$200. No origination fee
- NOT a government loan: CLOSE in 30 days
- 30 Yr Fixed Community Reinvestment Act (CRA) Loan
- 3% Down Required. Gifted funds OK!
- No mortgage insurance at ANY down payment size (3% minimum)
- 620 Minimum Credit Score
- No Credit SCORE is OK with alternative tradelines
- No AUS; manually underwriter
- \$1,500 or \$3,000\* Closing-Cost Assistance available
- SFR, Condo (warrantable), Townhome, 2-unit OK
- Primary Residence Only, no non-occupying co-borrowers
- First Time Home Buyer YES but not required
- Program availability is driven by LMI Census Tract Income Data so program is property-location sensitive

All rates as of October 29, 2024

Sales Price	Program	Down Payment	Loan Amount	Rate	P&I	MI	Loan Payment
\$ 470,000	CRA	3%	\$ 455,900	6.625	\$ 2,919	\$0	\$ 2,919
\$ 429,500	Conventional	5%	\$ 408,025	7.0	\$ 2,715	\$211	\$ 2,926
\$ 445,000.00	FHA	3.50%	\$ 436,934	6.375	\$ 2,726	\$200	\$ 2,926

\*Closing Cost Assistance must be FTTHB, depends on a couple of variables, and CAN be used together with Seller Concessions. Must be 1<sup>st</sup> time homebuyer.



**Rod Hoekert**  
Mortgage Loan Officer  
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**719-661-4523**

**Vectra Bank**

I'm in my 32nd year as a mortgage lender. I specialize in complex income, complicated transactions, AND in meeting deadlines.