

FHA 203K Rehab Loan

APPROVED

...by the applicant(s) with the Lender's
...as applicable. Co-Borrower inform
...the income or assets of a person other than
...as a basis for loan qualification or ☐ the income or ass
...community property or similar rights pursuant to applicable sta
...but his or her liabilities must be considered because the spou
...or similar rights and the Borrower resides in a community property sta
...property state, or the Borrower is relying on other property located
...payment of the loan.

...joint credit, Borrower and Co-Borrower each agree that the

What is an FHA Loan?

- An FHA 203k loan is basically the same as a regular FHA [called a 203(b)], but with a twist
- An FHA 203k loan permits home buyers to finance repair/improvement money into their mortgage to repair, improve or upgrade their home
- Easily tap into cash to pay for property repairs or improvements

The Real Benefit

- The purchase of a house that needs repair is often a catch-22 situation
- Banks may not lend until the repairs are complete, and the repairs cannot be done until the house has been purchased
- FHA 203k loan program can help you with this quagmire and allow you to purchase or refinance a property and include in the loan, the cost of making the repairs and improvements

Minimum and Maximum Amount

- FHA 203k Streamline/Limited: \$0 minimum – \$35,000 maximum*
- FHA 203k Standard: \$5,000 minimum – no pre-set maximum*
- *The maximum is always limited by lesser of the borrowers approval limit, the FHA maximum mortgage limit for the area or 110% of the improved appraised value

Loan Highlights

- Allows repair/renovation costs can be rolled into the loan
- 15 or 30-year term option
- 3.5% down payment for loans of \$625,500 or under and 5% for loans above \$625,500; other FHA loan qualifications apply
- Loan can go up to 110% of “after-improved value” from appraisal
- FHA loans take longer to close than conventional mortgages

8 Steps To The FHA 203k Loan

- Get Pre-approved
- Searching for a property
- Making the offer
- Submitting the offer
- Appraisal is ordered
- Loan verification and approval
- Closing
- Inspections and draw disbursement checks



10 Most important factors in buying your dream home



DREAM BIG