



2026 Home Buyer Reference Guide

Loan Product Information

Conventional

Property Types	Down Payment	Max Seller Contribution	Additional Details
Primary & Secondary Homes	min 3%	3%	<ul style="list-style-type: none"> • No income restrictions • Minimum 620 credit score • Max loan amount: \$832,750
	10% - 25%	6%	
	>25%	9%	
Investment	>15%	2%	

FHA

- 3.5% min down payment
- 6% max seller contributions
- Max loan amount: depends on county
- Primary residence only
- Minimum 580 credit score
- Mortgage insurance required
- Allows higher debt-to-income ratios than conventional

VA

- No down payment required*
- Maximum 4% seller contributions / concessions
- No max loan amount
- Minimum 580 credit score
- Funding Fee:
 - 1st time use & no down payment - 2.3%
 - Can be reduced with down payment

Construction

- Interim Construction
- Renovation Loans
- OTC - One Time Close
- Manufactured Home Construction / Placement

Specialty Loan Programs

MRB Business Owners	Primary Residence (Purchase or Refinance)
HELOC	TX Primary
Bridge Loans	Bridge new purchase with listed property

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P&I Payment Calculator

30 Years

Sample Rate	Factor*
6.50%	\$6.32
6.75%	\$6.49
7.00%	\$6.65
7.25%	\$6.82
7.50%	\$6.99
7.75%	\$7.12

15 Years

Sample Rate	Factor*
6.00%	\$8.44
6.25%	\$8.57
6.50%	\$8.71
6.75%	\$8.85
7.00%	\$8.99
7.25%	\$9.13

*Factor is amount of principal & interest payment due for every \$1,000 borrowed, based on corresponding Sample Rate. This amount should not be used to calculate a potential mortgage payment, as other figures such as taxes, homeowner's insurance, mortgage insurance, and HOA fees may need to be included to calculate an accurate payment amount.

Estimated closing costs

Closing costs are typically 2% to 4% of the loan amount. They vary depending on the value of the home, loan terms and property location, and include costs such as mortgage insurance, property taxes, title fees and other property related fees.

Unique Mortgage Solutions

We offer many unique mortgage solutions tailored to diverse needs.

- Rental income qualification
- Self-employed borrowers
- Bank Statement loans
- Construction-to-Perm
- Condo financing

Low and No Money Down Options

VA	0% Down	Home Possible	3% Down
Conventional	3% Down	FHA	3.5% Down
Home Ready	3% Down	Jumbo	10% Down

Housing Ratio

$$\text{Housing Payment} \div \text{Borrowers Calculated Income}$$

Housing Payment Includes:

- Monthly Mortgage Principal
- Interest
- Taxes
- Homeowners Insurance
- Mortgage Insurance
- HOA Fees (If applicable)

Total Debt Ratio

$$\text{Housing Payment (plus other debts)} \div \text{Borrowers Calculated Income}$$

Debts Include:

- Recurring Car Payments
- Student Loans
- Credit Cards
- Alimony Child Support
- Any Other Monthly Payment Obligations

