



Why are you  
*renting*  
when you  
can BUY your  
*own*  
*home?*

Shane Ray, Branch Manager  
Cell: 205-821-0402 / Office: 205-640-4148

NMLS# 201410 · shane.ray@htlenders.com

## USDA

640 Credit Score  
Seller can pay up to 6% closing costs  
100% financing  
Max is \$75,650 income  
Property eligibility based on Map USDA

## FHA

Credit score of 600  
Seller can pay up to 6% closing costs  
Only 3.5 % down-payment required  
Gift funds allowed  
97.5% refinance  
Cash out 85% refinance  
203k Repair/Renovation purchase or refinance

## CONVENTIONAL

620 Credit Score  
Seller can pay up to 3% closing costs  
Can receive 5% down-payment as a gift  
Max LTV 97%  
No Disputes on CR  
Homestyle Repair Renovation  
Refinance/Purchase

## VA

620 Credit Score  
No PMI but funding fee  
Above 43% to 59% run findings  
always to see if Approve/Eligible  
DD214 and Certificate of Eligibility needed  
Active Military: LO must obtain last 2 LES  
(Leave and Earning Statement)

[www.southtownmtg.com](http://www.southtownmtg.com)

2841 Moody Parkway, Suite 500  
Moody, Alabama 35004