



A Full Service Mortgage Company  
 NMLS #178066\*MB.0006710\*DFI #22934

**Real Estate Resource Home Loans**  
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## REAL ESTATE RESOURCE HOME LOANS DOWN PAYMENT ADVANTAGE PROGRAM

PROGRAM SPECIFICATIONS	
<b>FICO</b>	580 Minimum Qualifying Credit Scores
<b>Eligible Borrowers</b>	Either: <ul style="list-style-type: none"> <li>The Borrower's income (or, in the event of multiple Borrowers on a loan application, their income collectively) is equal to or less than 140% of the state or county median income regardless of family size based upon the state or county where the Security Property is located; Click here for the State/County Median Income Tool: <a href="https://homeready-eligibility.fanniemae.com/homeready/">https://homeready-eligibility.fanniemae.com/homeready/</a></li> <li>Any Borrower on the loan application is a current, retired, volunteer or non-paid:               <ul style="list-style-type: none"> <li>first responder (police officer, firefighter, public safety officer, paramedic, emergency medical technician (EMT) or similar);</li> <li>educator;</li> <li>medical personnel (nurse, doctor, phlebotomists, health ambassador, or hospital, American Red Cross worker, or similar);</li> <li>civil servant in a Federal, state or local municipality; or</li> <li>Military personnel.</li> </ul> </li> <li>Any Borrower on the loan application is a First-Time Home Buyer who meets the following criteria:               <ul style="list-style-type: none"> <li>is purchasing the Subject Property;</li> <li>will reside in the Subject Property as their principal residence;</li> <li>has had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the application, or is an individual who is a homemaker or single parent that has no ownership interest in a principal residence (other than a joint ownership interest with a (former) spouse) during the three-year period preceding the date of the application.</li> </ul> </li> </ul> <p><b>Note:</b> Borrower(s) must complete and execute the Down Payment Assistance Application.</p>
<b>Eligible Terms</b>	<ul style="list-style-type: none"> <li>20Yr., 25Yr., 30Yr. Fixed</li> </ul>
<b>Eligible Transaction Types</b>	<ul style="list-style-type: none"> <li>Purchase</li> </ul>
<b>Eligible Property Types</b>	<ul style="list-style-type: none"> <li>1-2 Unit Primary Residence</li> <li>Manufactured Housing               <ul style="list-style-type: none"> <li>Single-width, Multi-width, MH Condo Projects</li> </ul> </li> <li>FHA HRAP Approved Condos</li> <li>PUDs</li> </ul>
<b>Eligible Programs</b>	The Advantage Program can be used in conjunction with <ul style="list-style-type: none"> <li>FHA 203(b)</li> <li>FHA Limited 203(k)</li> <li>FHA Standard 203(k)</li> <li>FHA Repair Escrow</li> </ul>
<b>Ineligible Programs</b>	Program cannot be used in conjunction with: <ul style="list-style-type: none"> <li>FHA 100 Down Program</li> <li>FHA 203(h) Program</li> <li>FHA GNND Program</li> <li>FHA OTC</li> <li>Any other DPA Program</li> </ul>
<b>Maximum LTV/CLTV/HCLTV</b>	96.50%
<b>Maximum DTI</b>	48.99%



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