

**NEW LISTING**



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# WHICH HOME LOAN IS RIGHT FOR YOU?

## The 4 Most Common Mortgage Programs

Example Scenario:

**\$525,000 Home Price - 30 Yr Fixed Rate**

### Conventional

- Min. 3% down payment
- Min. 620 credit score
- Competitive interest rates
- No limits on income, area, or occupancy type



\$52,500 10% Down Payment  
3.75% Interest Rate  
4.75% APR  
\$472,500 Loan Amount

**\$67,131** Cash to Close  
**\$3,202** Monthly Payment

### USDA

- No down payment required
- Min. 640 credit score
- Income restrictions, eligible areas only
- May only be used as primary residence



\$0 Down Payment  
3.25% Interest Rate  
4.75% APR  
\$530,357 Loan Amount

**\$15,230** Cash to Close  
**\$3,270** Monthly Payment

### FHA

- Min. 3.5% down payment
- Min. 580 credit score
- Lower limits than conventional loans
- May only be used as primary residence



\$18,375 3.5% Down Payment  
3.25% Interest Rate  
4.75% APR  
\$515,490 Loan Amount

**\$34,267** Cash to Close  
**\$3,595** Monthly Payment

### VA Loan

- No down payment required
- Min. 580-620 credit score
- Ultra-low interest rates
- May only be used as primary residence
- Must be active military or veteran



\$0 Down Payment  
3.25% Interest Rate  
4.75% APR  
\$537,075 Loan Amount

**\$13,160** Cash to Close  
**\$3,342** Monthly Payment



# KATHY LAWRENCE<sup>®</sup> REALTOR<sup>®</sup>



**SEE IF YOUR DREAM HOME IS  
A PURR-FECT MATCH FOR YOUR  
FURRY FRIEND**

Send me a DM for your Pet  
Friendly Home Report!



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