



PremierCapital
mortgage

Easy Notes

FHA 203k Streamline

Home renovation loan program provided through FHA.

PROGRAM BENEFITS

Financing	Purchase or Refinance
Term	Fixed or Adjustable
Type	Combines funds to purchase or refi along with repair funds
Repair Allowance	0-\$35,000 – can be completed after closing
Contingency reserve	10% reserve required on cost of work to be completed
Down payment	3% investment after Jan 1, 2009 - 3.5% investment
Closing Costs	Additional closing costs apply for handling of repair escrow
First Time Home Buyer	No first time buyer requirement
Income limit	No income limit
Seller Contributions	6%
Property Type	Primary residence only
Credit Score	No minimum
FHA Underwriting	All standard guidelines apply
Closing	Only 1 closing with balance of repair allowance held in escrow
Repair Allowance	initial draw at closing and final draw at completion of repairs
Appraisal	Value must include home cost in addition to repair allowance
Time Frame	90 days after closing to complete all repairs
Property	Must be 1 year old or 100% complete
Eligible Improvements	General cosmetic and mechanical Appliances, basement finishing, septic systems
Ineligible Improvements	No structural allowed or new construction Repairs requiring architectural drawings Repairs requiring more than 3 months to complete
Contractor Requirement	Borrower selects Borrower can complete work if qualified to do so No sweat equity allowed Licensed contractor required based on local jurisdiction Contractor/borrower to provide cost estimate to lender No cost plus contract allowed Contractor Borrower to complete contractor agreement form

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Mortgage Solution Series for Real Estate Professionals