

Loan Programs

FHA

FHA loans typically provide lower interest rates and lower down payment requirements, making it an attractive first time home buyer program for buyers with credit scores 580 and above.

ASSET DEPLETION

Buyers with non-traditional employment history and limited qualifying income can utilize their assets to use large reserves as an income source to qualify with appropriate documentation.

VA

VA loans are reserved for veteran and active duty buyers that allows for no down payment and no monthly mortgage insurance and with credit scores 580 and above.

BANK STATEMENT

Self-employed buyers with large write-offs resulting in limited qualifying income on an agency loan can provide up to 24 months' worth of bank statements to demonstrate regular deposits as income to qualify.

USDA

USDA loans are available for properties to be purchased in eligible rural areas for homebuyers with credit scores 580 and above. They do not require a down payment, have low monthly mortgage insurance, and may allow closing costs to be rolled into the loan.

HOMEREADY/HOMEPOSSIBLE

Conventional loans up to a 97% LTV with lower mortgage insurance premiums and loan-level price adjustment caps resulting in better pricing are available to buyers that attend homebuyer education and meet income limit requirements.

JUMBO

Jumbo loans are available for loan amounts slightly above the conforming limit all the way up to \$3,000,000. Various programs offer flexible terms to assist buyers in qualifying, like LTVs above 80% with no mortgage insurance.

NON-WARRANTABLE CONDOS

Condos that don't meet agency requirements due to investor concentration, individual owner concentration, HOA litigation or other reasons may be eligible with a full review of the condo project.

DOWN PAYMENT ASSISTANCE

A variety of local and statewide affordable housing programs are available to low- to moderate-income buyers in need of either down payment or closing cost assistance.

FOREIGN NATIONAL

Offers financing for non-US citizens to purchase a second home or investment property in the United States.



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