

USDA 100% Purchase Program

- 1) 100% Financing with NO money down
 - a. Buyer(s) can get back full earnest money at close, true 100%
 - b. Property must be in a designated RURAL location
 - i. <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>
 - c. Buyer(s) must meet income requirements for total members in household
 - d. NO monthly PMI after 3.5% guarantee fee placed on top of the price (103.5%)

- 2) All Credit Levels Welcome
 - a. Minimum 620 FICO for to qualify under USDA program
 - b. Non-traditional credit might considered when FICO's not available
 - c. Credit repair and aid available to help get qualified in 2-6 months

- 3) 1st Time Homebuyers
 - a. Good for low to no money down first time purchase
 - b. Unlimited seller credits for closing costs, pre-pays, buy down, etc
 - c. Complete mortgage education before, during, and after the mortgage process
 - d. Does not have to be true first time homebuyer

- 4) Technology and Customer Service
 - a. Same great service, tracking, technology, and education with all loan programs
 - b. Flexible hours to fit the buyers schedule as best as possible

Sincerely,

Steve Swieczak – Loan Officer

Educated Mortgage Services