



# 100% financing for rural properties\*

## Guaranteed Rural Housing Program

A 30-year, fully amortizing, fixed-rate mortgage loan that is USDA-guaranteed for rural area properties.

### Features and Benefits:

- Loan amounts up to the appraised value plus the one-time guarantee fee; not limited to lesser of sales price or appraised value.
- Applicant can retain liquid assets of up to 20% of purchase price.
- No cash contribution or cash reserves required from applicant.
- No credit explanations when credit score is 620 or above.
- No minimum credit score.
- Non-traditional credit may substitute for lack of traditional credit history.
- No limit on seller contributions.
- No mortgage insurance.
- Not limited to first-time homebuyers.
- Single-family, condos, PUDs, and modular homes eligible.

(manufactured homes not eligible)

*\*Geographic restrictions apply.*

## Home Lending



Shelley Pies

Mortgage Banker

715 E. Grand River  
Brighton, MI 48116

Phone (810) 494-7141

Cell (517) 404-9411

shelley.pies@flagstar.com

www.flagstarloans.com/spies

\*Program available only to qualified borrowers.  
Rates and programs subject to change without notice.  
Underwriting terms and conditions apply. Doc. #r5830  
rev.0307



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Bank

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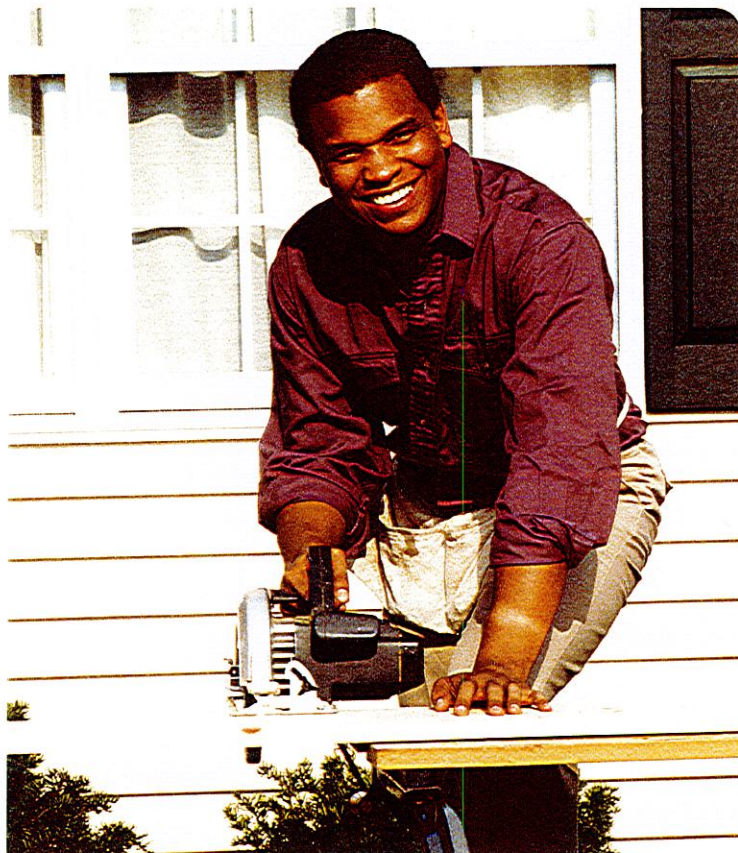
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## Take a look at FHA 203(k)\*

- Turn "handyman specials" into true equity value.
- Use industry FHA 203(k) specialists to assist with the planning.
- Finance payments during renovation.
- Relax — mortgage company monitors construction disbursements.

***Call or e-mail me today to explore client renovation options.***

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Underwriting terms and conditions apply. FHA=Federal Housing Administration.



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# Home Renovation Program

**Need to renovate your existing home, but don't have enough equity?** Not a problem! Our Home Renovation Loan allows you to finance your improvements based upon an appraiser's estimate of the future completed value of the home.

**Looking to buy a property that needs to be renovated?** Our Purchase Renovation Loan is designed to allow you to finance the cost to purchase the house and the additional funds needed to renovate the house with one loan.

- Lock in your 30-yr or 15-yr fixed rate before construction starts.
- Programs up to 95% loan-to-value.
- Primary residence, second homes or investment properties.
- Up to six months to complete your improvements.
- Optional interest reserve feature designed to make your interest payments while the house is under construction.

**Contact Your Construction Lending Consultant.**

Home Lending

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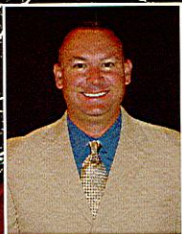
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