

1st Choice Mortgage Company

HomePath
by Fannie Mae

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HomePath® Mortgage benefits

- Down payments as low as 3% on primary residences and as low as 15% on investment properties.
- Flexible mortgage terms, 30 and 15 year loans available.
- May be available to buyers with less-than-perfect credit.
- Available on primary residences, second home or investment properties.
- Down payment can be from borrower's own savings; a gift; a grant or a loan from a nonprofit organization, state or local government or employer.
- No Mortgage Insurance.
- No Appraisal.

BUY A HOME WITH AS LITTLE AS 3% DOWN! AND NO MORTGAGE INSURANCE!

Fannie Mae would really like you to purchase one of their Foreclosed Homes, and to entice you, Fannie Mae has created the HomePath Mortgage Program.

HomePath Mortgage allows a borrower to purchase a Fannie Mae-owned property with:

A low down payment,
Flexible mortgage terms,
No lender-requested appraisal,
No mortgage insurance,
Expanded seller contributions to closing costs are allowed.

HomePath Mortgage removes the hassle the buyer having to order and pay for the appraisal up front. No Appraisal Required!

HomePath Mortgage also removes the need for Mortgage Insurance. Which is normally required for any loan amount over 80%!

By not having Mortgage insurance, it can save HUNDREDS of Dollars each month. And can assist a borrower in qualifying for a larger home

HomePath Mortgage also offer specials, currently a Borrower purchasing a HomePath home will receive 3.5% in Closing Costs. Home has to close by June 30th, 2011.

No more negotiating for those closing costs, Fannie Mae is paying. And 3.5% can cover a majority if not all of a buyer's closing costs.

HomePath Mortgage isn't forgetting the Realtors! Up until June 30th, 2011, Fannie Mae is giving Real Estate Agents a \$500 bonus!

HomePath Mortgage is eligible on Single Family Homes, Condos and Townhomes.

HomePath Mortgage allows up to 6.0% in seller concessions for closing costs or rate buy down.

1ST CHOICE

MORTGAGE COMPANY

"Providing superior customer service and the lowest rates for over 19 years"

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