



BERKSHIRE HATHAWAY

HomeServices
Indiana Realty

	CONVENTIONAL	F.H.A.	V.A.	RURAL (USDA)
Down Payment	5%	3.5%	0%	0%
Acceptable Down payment sources	Must have had \$ or Asset for at least 6 months	Can be Gift from Family or employer, but not from Seller	None needed	None needed
Fees Charged	No Fees PMI – yes – Based on LTV and Credit Score & property type <hr/> Sometimes can build PMI into payment by paying a higher rate	MIP = 1.75% PMI = 1.25% The 1.75% can be included in mortgage – the appraisal does not have to cover this additional expense	Funding Fee 1 st time used = 2.15% <hr/> 2 nd time used = 3.3% <hr/> 10% disability = 0% Funding Fee <hr/> Funding fee can be added to loan amount	Funding Fee = 2% <hr/> The 2% fee can be added to mortgage <hr/> Closing Costs can be added into mortgage but appraisal must cover the cost.
Amount Seller can contribute to buyer expenses	3% Maximum <hr/> Cannot be used to assist buyer down payment only costs	6% Maximum	4% Maximum	6% Maximum
Manufactured Home	Owen Comm = Yes Owen County = Yes Bloomfield St. = Yes No – Unless 30% down payment at some lenders –	Yes	Yes	No manufactured homes unless brand new
Required minimum credit scores	Risk based score 620 <hr/> Around 700 gets best rate <hr/> 680- 720 for best rate depending upon lender	620 = high interest rate <hr/> 720 = better rate	620	“Reasonable”

Updated 8/14/2012

NOTE: These general guidelines are updated frequently, but please be sure to check with the lender as to that particular lender's guidelines. These will normally be correct, but if a lender is selling the mortgage to an investor other than FNMA or FreddieMAC, the lender may well have different guidelines. In particular on the Credit Based scores.