

Owner Occupied

# real estate investing



Here at Treadstone, we are incredibly passionate about real estate investment and would love to help you begin (or continue) your journey in real estate investing. "Real estate investing even on a very small scale, remains a tried and true means of building an individual's cash flow and wealth." – Robert T Kiyosaki

## Conventional

### BASELINE LOAN LIMITS FOR 2024:

Single Family	\$750,000
2 Unit	\$960,300
3 Unit	\$1,160,700
4 Unit	\$1,442,500

### REQUIREMENTS:

- 2 units require 15% down (85%LTV)
- 3-4 units require 25% down (75% LTV)
- Use up to 75% gross rental income for qualifying
- Must show proof of tenant's lease & copy of deposit
- Copy of lease required if tenant is current
- Renovation financing options available

## FHA

### BASELINE LOAN LIMITS FOR 2024:

2 Unit	\$637,950
3 Unit	\$771,125
4 Unit	\$958,350

### REQUIREMENTS:

- Owner occupied
- 3.5% down on 2-4 units
- Use up to 75% gross rental income for qualifying
- Proof of tenants not required
- Copy of lease required if tenant is current
- Renovation financing options available

Michael Marsman  
616.437.3962  
MichaelM@treadstonemortgage.com

210 Fulton Street E  
Grand Rapids, MI 49503  
www.treadstonemortgage.com

Michael Marsman NMLS 138868 | Treadstone Funding propelled by Neighborhood Loans NMLS 222982

