

# Treadstone's Specialized loan programs



## FHA

Are you a first-time homebuyer, or want to keep your down payment lower? An FHA loan may be perfect for you! FHA loans have no income limits, no geographic restrictions, and have more liberal qualification requirements. Typically, FHA also offers a lower down payment, lower monthly insurance premiums, and lower closing costs.

## Conventional

The most popular and common type of mortgage! At Treadstone, all our Conventional loans offer fixed-rate programs with a variety of payment terms. Down payment options start as low as 3% for qualified consumers, but some may prefer a higher down payment to avoid mortgage insurance. A Conventional loan gives you more flexibility when it comes to both income and geographic eligibility.

## Rural Development (RD)

A Rural Development (RD) loan is ideal for buyers who want to buy homes in rural areas. While RD often falls under the radar and is underutilized by big banks, we see the value for buyers and lead the way in the RD lending process. Backed and guaranteed by the United States Department of Agriculture, the RD loan allows a person to borrow 100% of the appraised value. RD loans can include closing costs, prepaid/escrow items, and the RD guarantee fee. RD Loans are subject to income limits and geographic location eligibility.

## Veterans (VA)

Treadstone offers US Veterans and surviving spouses, the opportunity to purchase a home with zero down payment and no mortgage insurance, all at competitive interest rates. These perks amount to major savings for those who have or are serving our country. VA also has a great streamline rate and term refinance program.

## Bridge

The Bridge Loan allows our customers to make an offer on a new home without being rushed to complete the sale of their current home. The Bridge Loan can provide the down payment for your new home by using equity in your current home. In many cases, making an offer noncontingent on the sale of your current home increases buying power and give you flexibility in your homebuying process.

## HomeReady

The HomeReady loan was created based on research showing how today's homeowners have changed. Designed for creditworthy, low-to-moderate-income borrowers, HomeReady loans allow us to lend with confidence while expanding access to credit and supporting sustainable homeownership.

## Condo

Beneficial for first time homebuyers and empty nesters alike, condos offer the best of both worlds: the chance to build equity and live smaller. Planned communities have rules, regulations, and monthly Homeowner's Association (HOA) dues. HOA's can provide perks such as pools or gyms; cover costs of water, cable, or trash; and could eliminate the responsibility of lawn care and exterior maintenance.

## Refinance

Simply put, Refinancing is getting a new mortgage to replace your current one. When you refi, your new loan will be paying off your original loan while your new monthly payment will be based on the new rate and terms you lock-in. One type of refi is a cash-out refinance, which allows you to "cash in" on the equity you've built, then use it toward cool things like home improvements, college tuition, weddings, a new car, and more!

Down payment requirements, closing costs, and loan amounts are for illustrative purposes only; subject to credit qualification, not all applicants may qualify. Not a commitment to lend. Not affiliated with or endorsed by any government institution. Please contact us for an exact quote and for more information on fees and terms.

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