

# Treadstone's Specialized loan programs



## 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.

## FHA

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, making it a great option for first time buyers.

## Rural Development (RD)

A Rural Development (RD) loan is ideal for buyers who want to buy homes in rural areas. 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 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. VA also has a great streamline rate and term refinance program.

## Jumbo

Jumbo loans are for financing homes with a loan amount higher than the conforming loan limit. These loans require stricter guidelines including larger down payments and higher credit scores.

## 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 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

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. These unique properties call for specialized lending solutions.

## Manufactured Homes

Manufactured homes provide the stability and comfort of a traditional home, but at a much lower price. Financing these homes utilizes other standard loan types, but with a specific set of qualifications.

## Refinance

Simply put, Refinancing is getting a new mortgage to replace your current one. There are many reasons to refinance, including cashing out equity to pay for projects or debts, shortening your loan term, or reducing your monthly payment.

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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