



Low down payments make home ownership possible

Freddie Mac Home Possible® and Home Possible AdvantageSM

Freddie Mac Home Possible and Home Possible Advantage offer first-time home buyers and low- to moderate-income borrowers low down payments and flexible source of funds.

- ▶ Purchase or rate/term refinance
- ▶ 1-4 unit primary residence
- ▶ As little as 3% down payment for fixed rate, 1-unit purchase or rate/term refinance
- ▶ As little as 5% down payment for ARMs or 2-4 unit purchase or rate/term refinance
- ▶ Borrower's own funds are not required for the down payment on 1-unit residence
- ▶ Borrowers are not required to be first-time homebuyers
- ▶ Homeownership education course required for first time homebuyers
- ▶ Income and property restrictions apply per Freddie Mac guidelines (income limits do not apply in underserved areas - LP® will determine applicability)
- ▶ Affordable Seconds® and institutional subordinate financing is allowed up to 95% CLTV
- ▶ Affordable Seconds are allowed up to 105% CLTV on Home Possible Advantage
- ▶ Lower mortgage insurance cost due to lower MI coverage requirements compared to standard Freddie Mac Programs
- ▶ Lender Paid Mortgage Insurance options offered

Call us today to learn more!