

<b>KEY FACTORS</b>	<b>FHA</b>	<b>VA</b>	<b>RD</b>
<b>DOWNPAYMENT</b>	3.50%	0%	0%
<b>MINIMUM INVESTMENT</b>	3.50%	0%	0%
<b>SELLER PAID DWNPYMT</b>	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
<b>MAX LOAN</b>	COUNTY SPECIFIC: FREDERICK IS <b>\$475,000</b> which is <b>\$491,000</b> sales price	Max loan including funding fee up to 417K WITH 0 DOWN,	No loan limits, but income limits set per county
<b>UFMIP/PMI</b>	1.75% FINANCED + MONTHLY .55%	2.15-3.3% FINANCED, NO MI	2% FUNDING FEE FINANCED, NO MI
<b>RATIOS</b>	31/43	41% + RESIDUAL	29/41
<b>SELLER PAID CLSG</b>	6%	4% with exceptions*  *Do not include normal discount points and payment of the buyer's closing costs in total concessions for determining whether concessions exceed the 4% limit.  (per the VA Lenders Handbook)	6%
<b>INSPECTIONS</b>	WELL/SEPTIC/TERMITE*** FHA Investor may require specifics	WELL/SEPTIC/TERMITE	WELL/SEPTIC/TERMITE
<b>SURVEY</b>	ask closing agent	ask closing agent	ask closing agent
<b>PROPERTY RESTRICTIONS</b>	CHECK WITH LENDER	CHECK WITH LENDER	CHECK WITH LENDER
<b>PUD OR HOA APPROVAL REQUIRED</b>	NO, BUT IF PRIVATE ROAD ONLY, MAINTENANCE AGREEMENT IS REQUIRED	NO, BUT IF PRIVATE ROAD ONLY, MAINTENANCE AGREEMENT IS REQUIRED	NO, BUT IF PRIVATE ROAD ONLY, MAINTENANCE AGREEMENT IS REQUIRED
<b>PARTIES ON DEED</b>	BORROWERS ONLY	BORROWER AND SPOUSE	BORROWERS ONLY

[www.ihmcloans.com](http://www.ihmcloans.com)

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**We Close Loans!!!**

