

OPTIONS FOR EVERY NEED

Conventional	Best for	Advantages
HomeStyle®*	Homes in established neighborhoods Appraiser-required or borrower requested repairs that add value to the home Increase LTV ratio for lower down payment options Higher appraised value limits for increased renovation funds	Fewer costs by rolling repairs purchase/refinancing expenses into a single loan
EZ "C"onventional	Covers appraiser-required or borrower requested repairs Cosmetic, non-structural improvements	Creates dedicated account to cover costs of updates
Buyer/Seller Funded Repair Escrow	Borrower-requested repairs or other home updates that will determine final appraisal Funds can be provided by the buyer or seller Finance purchase and renovation costs into a single loan	Creates dedicated account to cover costs of updates
Jumbo Renovation	Covers appraiser-required or borrower requested repairs on high-priced luxury homes that valued over \$453,100 Can be used for refinancing or home purchase Finance purchase and renovation costs into a single loan	Creates a dedicated account to cover non-structural repairs up to \$250,000
Pool Escrow	Adding a pool	Creates dedicated account to cover cost of pool construction
Weather-Related Escrow	Repairing weather damage Making weather-related or energy efficient upgrades Finance purchase and renovation costs into a single loan	Creates dedicated account to cover cost of repairs or upgrades
Government-insured	Best for	Advantages
FHA 203k Full	Refinancing or buying older properties Refinancing or buying a home requiring structural repairs or major renovation Finance purchase and renovation costs into a single loan	Low down payment requirement on new home purchase
FHA 203k	Refinancing or buying a home that needs updating or repairs Cosmetic repairs, remodeling up to \$35,000 Less paperwork Finance purchase and renovation costs into a single loan	Low down payment on new home purchase
HUD REO with Repair Escrow	Purchasing a foreclosure home Foreclosed properties requiring minor repairs up to \$5,000-\$10,000 Fewer costs by rolling repair and purchase expenses into a single loan	Creates dedicated account to cover appraiser-required repairs
USDA Repair Escrow	Refinancing or buying USDA property that needs updating or repairs. Creates dedicated account to cover repairs Fewer costs by rolling repair and purchase/refinancing expenses into a single loan	100% financing for refinancing or home purchase in a USDA rural area



Call Me Today
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