

Realtor Logo Here



WITH CREATIVE MORTGAGE OPTIONS,
HOMEOWNERSHIP MAY BE CLOSER
THAN YOU IMAGINED

Thinking about buying a fix-up property? Good news - now you can finance the purchase price and fix-up costs in one easy FHA loan!

With the FHA 203k streamline repair loan, buyers can now renovate their homes without large downpayments or secondary financing.



Get Started Now

I'll be glad to help you:

- Find the best value in the market
- Determine your long-term goals
- Explore more available options



Call me today to start looking for your perfect new home!



Your Name Here

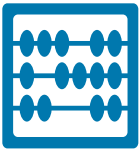
Address Line 1

Address Line 2

Office Phone

Cell Phone

Email



NEW GUIDELINES ALLOW YOU TO PURCHASE AND RENOVATE YOUR HOME WITH ONE LOAN

THE FHA 203k STREAMLINE ONE TIME LOAN IS FOR THE REHABILITATION AND REPAIR OF SINGLE FAMILY PROPERTIES

- Borrower eligibility is similar to that of a standard 203b FHA loan
- The loan amount is based on the projected value of the property after improvements have been completed
- Buyers can spend up to \$35,000 to complete renovations
- Buyers can renovate their homes without having to take extra cash out of their pockets or obtain secondary financing
- One loan with one monthly payment covers the entire cost of the renovation!
- The FHA loan limit is \$406,250 in the Denver metro area
- Buyers will have exclusive access to the Essence Home renovation department to guarantee a beautiful and professional result

Fix Up HELOC acquired after closing

203k Streamline

Purchase Price		\$110,000		\$110,000	
Closing Costs		Short term Interest Rate 8%	\$5,000	Standard FHA Interest Rate 4.75%	\$5,000
Mortgage Payments During Rehab			\$5,400		\$3,600
Rehab Costs			\$35,000		\$35,000
HELOC Costs			\$1,000		
Refi Costs for Long Term Mortgage			\$5,500		
Total Acquisition Costs			\$161,900		\$153,600

Cash Required

Down Payment	25%	\$27,500	3.5%	\$3,850
Closing Costs		\$5,000		\$5,000
Out of Pocket Holding		\$5,400		
Refinance Costs		\$1,000		
Total Cash Out of Pocket			\$43,400	\$8,850

The FHA 203k streamline repair loan is also available to current homeowners. Call me today to get started!

Hunter Combs, Loan Officer
CO Mortgage Broker Lic# LMB100027925
cell: 720.436.3224 office: 303.962.6777 x 225 fax: 303.962.6776
hcombs@abacusfinancial.com
www.abacusbiz.com