

guaranteedRate®

Guaranteed Rate
109 E. Michigan Avenue
Saline, MI 48176

October 2, 2018

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HUMAN RESOURCES

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I have enclosed some information about a few financing programs that we have available for the employees of Lansing Public School District.

The Good Neighbor Next Door mortgage applies specifically to teachers; pre-kindergarten through 12th grade. HUD offers a substantial incentive in the form of a 50% discount off the list price of the home. You can get further details by visiting: ***https://www.hud.gov/program_offices/housing/sfh/reo/goodn/gnndabot***

There is additional information about me and Guaranteed Rate for your review as well. Please let me know if you have any questions, or if you would like further information.

Respectfully Yours,

Dave Moore

Dave Moore
VP of Mortgage Lending
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The Home Purchase Experts®

Good Neighbor Next Door

A NEW LOAN PROGRAM OFFERED BY GUARANTEED RATE

Home purchase discounts up to 50% for eligible professionals with HUD’s Good Neighbor Next Door program.

Law enforcement officers, teachers, firefighters and emergency medical technicians can contribute to community revitalization and receive the benefits of home ownership:

- \$100 down options available with FHA qualification
- Sell after three years and pocket home equity and/or appreciation
- FHA, VA and Conventional mortgage products
- Options to combine with a renovation loan

Qualifications:

Eligible single-family homes located in federal Revitalization Areas**

3-year commitment to live in property as primary residence

Must meet eligibility requirements and comply with HUD program regulations

For more information, visit: https://www.hud.gov/program_offices/housing/sfh/reo/goodn

The number of properties available are limited. Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and for more information. Guaranteed Rate, Inc. is a private corporation organized under the laws of the State of Delaware. It has no affiliation with the US Department of Housing and Urban Development, the US Department of Veterans Affairs, the US Department of Agriculture or any other government agency.

*Revitalization Areas are HUD-designated geographic areas that are listed exclusively for sale through the Good Neighbor Next Door Sales program are authorized by Congress under provisions of the National Housing Act.

**Properties are available for purchase through the program for seven days. For more information about eligibility requirements, visit www.hud.gov/program_offices/housing/sfh/reo/goodn/particip

Contact me to learn more!



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MSHDA Musts

Mulling over an MSHDA loan option?

Here's everything you need to know about each program so you can apply with confidence:

MSHDA Down Payment Assistance

Borrowers could receive up to \$7,500 in Down Payment Assistance options, along with lower interest rates than standard loan products. Down Payment Assistance can be paired with a Conventional or FHA loan.

- Must be a first-time homebuyer unless the property is in a targeted area*
- Minimum FICO score of 640
- Maximum purchase price of \$224,500
- Only 1-unit properties are eligible
- Income limits apply*
- Homebuyer education is required
- Maximum acreage is two acres

MSHDA "Flex" Loan

Borrowers could receive Down Payment Assistance options worth 4% of the purchase price, or assistance up to \$7,500 - whichever option is less.

- Minimum FICO score of 660
- Only 1-unit properties are eligible
- Income limits apply*
- Maximum sales price of \$224,500
- Homebuyer education is required
- Maximum acreage is two acres

*Contact Guaranteed Rate or visit www.michigan.gov for more information on target areas and income limits surrounding MSHDA's down payment assistance programs. Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and for more information. Guaranteed Rate, Inc. is a private corporation organized under the laws of the State of Delaware. It has no affiliation with the US Department of Housing and Urban Development, the US Department of Veterans Affairs, the US Department of Agriculture or any other government agency.

MSHDA Mortgage Credit Certificate

Borrowers could receive a tax credit worth 20% of their mortgage interest paid, up to \$2,000 annually.

- Must be a first-time homebuyer unless property is in a targeted area*
- Income limits apply*

Get a mortgage without all the noise—call me today!



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guaranteed **Rate**®

The Home
Purchase Experts®

**\$500 CLOSING
COST
CREDIT***

When you finance your home loan with David Moore

You don't need a big bank to get a low mortgage rate.

Guaranteed Rate is one of the top ten retail mortgage lenders in the U.S. We compete with the big banks by providing low mortgage rates and fees and outstanding service on your loan from start to finish, while making sure you are well-informed through one of the most transparent lending processes in the industry.

Credit valid through David Moore for applications submitted after 09/25/18 and prior to 12/31/2018. Coupon/Credit must be presented/mentioned at time of application. \$500 credit will be applied at time of closing and is factored into the rate and APR. Applicant subject to credit approval. If loan does not close for any reason, costs will not be refunded. This offer and/or receipt of application does not represent an approval for financing or interest rate guarantee. This coupon cannot be redeemed for cash/has no cash value. Restrictions may apply, contact Guaranteed Rate for current rates or more information.

Contact me today to get started!



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