



# **SUITE OF PRODUCTS**

# TABLE OF CONTENTS

■	Conventional
■	FHA
■	TPO GO 100 (powered by Chenoa)
■	USDA
■	VA
■	Renovation
■	VA Renovation
■	Fannie Mae Homestyle
■	Freddie Mac Choice Renovation
■	FHA 203K
■	Jumbo
■	First Time Homebuyer Program

## CONVENTIONAL

Conventional mortgages are the most popular option for borrowers and are also the most well-known for both purchase and refinance. Borrowers can choose anywhere between a 10 to a 30-year term with a fixed or adjustable rate options.

- \*No minimum FICO with AUS approval
- As little as 3% down
- Custom MI available
- 1-4 Units primary residence, 2nd Homes and Investor Loans

We offer many different conventional options to allow for you to better tailor each loan to your borrowers wants and needs:

- Freddie Mac Home Possible
- Freddie Mac enhanced relief refinance
- Fannie Mae student loan refinance
- Fannie Mae delayed financing
- Fannie Mae HomeReady

## FHA

Low down payment, higher debt to income ratios and flexible credit requirements makes FHA a great option for first time homebuyers and those who may not qualify for a conventional product. Pair this with our TPO GO 100 Chenoa product and make sure every borrower can get a loan.

- Down payments as low as 3.5%
- Flexible qualification
- Common sense underwriting applies to FHA minimum credit scores

We offer many different FHA options to allow for you to better tailor each loan to your borrowers wants and needs:

- FHA Streamlined Refinances
- Rate and term Refinances
- Cash-out Refinances
- FHA 203B
- FHA 203H
- FHA 203K

## TPO GO 100 (powered by Chenoa)

Our preferred partnership with Chenoa's national down payment assistance funds, helps your borrowers cover closing costs and helps you close more FHA loans.

- 1-2 Units Owner Occupied + Condos and Manufactured homes
- 600 Minimum Fico
- Maximum loan amount to FHA county guidelines
- Rate Advantage
- DPA Edge: Soft Second
- DPA Edge: Repayable Second

## USDA

USDA is a great program for borrowers in rural areas with up to 100% financing. Due to our depth of experience in USDA lending we have expert underwriters which means you get rid of senseless conditions. We also stand by our promise to ship the loan ASAP and notify you of the current USDA turn times so that you can keep your borrower informed.

- 0% down
- No Minimum Fico with AUS approval
- Low to moderate income
- 30-year fixed rate
- Rural properties only (geographical eligibility requirements apply)
- Available for purchase, rate and term refinance, and streamline refinance.
- Manual Underwrites Available

## VA

We are proud to offer VA home financing to those who serve and have served our country, VA are specifically designed with exclusive Veterans benefits for Veterans, Active members, and spouses of those who have served.

- 0 Down payment
- Credit as low as 600
- No monthly MI
- Purchase, Cash out Refinances or Streamlined Refinances (IRRRL)
- Renovation option available

## RENOVATION

No one does renovation lending better than TPO GO. We have expedited the contractor acceptance packet, created a lightning-fast draw process and we offer you direct access to renovation specialists who have over 25 years of experience in renovation lending.

## VA RENOVATION

- 1-unit properties
- Condominiums (must be VA approved)
- Townhomes - PUD's (attached/detached)
- Manufactured Homes
- Up to 100% LTV
- No minimum FICO with AUS approval

## **FANNIE MAE HOMESTYLE**

- Buy and renovate a home with a low down payment
- No upfront mortgage insurance
- No minimum FICO with AUS approval
- Monthly Mortgage insurance removable at 22% home equity
- Purchase and limited cash out refinance
  - Ability to renovate in luxury items
  - 1-4 Units
  - Second Homes
  - Investor 1 Unit

## **FREDDIE MAC CHOICE RENOVATION**

- 1-4-unit primary residence
- Manufactured homes
- 1-unit second homes
- 1-unit investment property
- Planned unit developments (PUDs) and condominiums.
- No upfront mortgage insurance
- No minimum FICO with AUS approval
- Monthly Mortgage insurance removable at 22% home equity
- Purchase and limited cash out refinance

## **FHA 203K**

- 3.5% Down
- Finance purchase plus renovation improvements
- Common sense underwriting applies
- Down Payment can come as a gift
- 110% of properties proposed future appraised value.
- Purchase and Refinance
  - 1-4 Units
  - Limited 203K for renovation work under \$35,000
  - Standard 203K for any work greater than \$35,000
  - Minimum renovation work of \$5,000

## Jumbo

- Up to \$1million Loan amount
- 89.9% Max LTV
- No MI
- DU Approve/Ineligible or LPA Accept/Ineligible for loan amount or maximum LTV on cash-out refinances only is required

## First Time Homebuyer Program

- FHA, USDA, & VA
- 1-4 Units
- Owner Occupied
- Base Loan Amount Maximum of \$300,000
- 3 Years of 1040's to Verify no Previous Homeownership

**For More Information Contact Me Today!**



**Barbara Guarino**  
Account Executive  
Barbara.Guarino@norcom-usa.com  
Phone: 631.559.4486



**Lisa Abassi**  
Sr. Sales Coordinator  
Lisa.Abassi@tpogo.com  
Phone: 203.501.0157

This is not an offer to make a loan or to make a loan on any particular terms. All loan applicants must qualify under underwriting requirements and satisfy all contingencies of loan approval. Rates and terms subject to change without notice. NMLS ID # 71655 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org))

