

Renovation Loans + Temporary Buydowns Are **PERFECT TOGETHER!**



Purchasing that distressed or outdated home with a Renovation Loan with a Temporary Buydown makes good sense!

- Temporary Buydowns will reduce the borrower's payments MUCH more than getting a sales price reduction.
- Homebuyers always need some extra cash to help them get settled in their new home – a temporary buydown frees up that extra cash for a few years when they need it!
- Distressed and outdated properties can also be hard to sell, which makes sellers more likely to offer price concessions that can fund a Temporary Buydown. The Renovation Loan gives them the home of their dreams while the Temporary Buydown makes that dream more affordable!
- Lower payments for the borrower while they are completing renovations.
- By the time they get to the fully amortizing note rate, the renovations will be finished, and they can refinance to a standard mortgage loan after saving thousands of dollars in mortgage payments.



JENNIFER LAMPE

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Call Us!

623-584-7784

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Ask how Renovation Loans & Temporary Buydowns can help borrowers get their dream home and save money at the same time!



Home Equity Conversion Mortgage (HECM)

A unique home financing solution designed specifically for those 62+



Introducing the Home Equity Conversion Mortgage (HECM) for Purchase

A HECM for Purchase loan can provide the financing you need for the home you really want. The HECM for Purchase is a Federal Housing Administration (FHA)-insured* program that's designed to help you buy the home that's right for you at this point in your life—with fewer financial worries and limitations.

How does a HECM for Purchase work?

The HECM for Purchase program enables you to purchase a home by combining a one-time monetary investment of funds with your HECM loan proceeds. The home you are purchasing secures the loan. Unlike a traditional mortgage, with HECM for Purchase monthly mortgage payments are optional—which can boost your cash flow, and give you greater control over your finances.

You continue to own the home, and the loan does not have to be repaid until you sell the

home or no longer live there as your primary residence. As with any home-secured loan, you must meet your loan obligations: keeping current with property taxes, homeowners insurance and any homeowners association (HOA) fees, and keeping your home in good condition.

How do I qualify for a HECM for Purchase loan?

You can qualify for a HECM for Purchase if you are at least 62 years old and the new home will be your primary residence. Houses and most condos qualify. Your down payment must come from either the sale of a home or your other assets—not another loan. Some restrictions apply.



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OPEN HOUSE: 15835 W Grand Point Ln, Surprise, AZ 85374

OFFERED AT
\$384,000



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**Purchase this Home with
a Reverse Mortgage!**

A unique home financing solution
designed specifically for those 62+

Radiant
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