

## Conventional Financing Specialist

Conventional Financing has many advantages.

1. No Mortgage Insurance is required if your loan amount is 80% or less. This means you are saving money!
2. 15 Year Fixed Mortgages can qualify with lower interest rates. This means your equity in the home builds faster, and your mortgage will be paid sooner.
3. If you are purchasing a home and will need to finance more than 80% Mortgage Insurance will be required. However, we now have programs that will allow the Lender to pay your mortgage insurance for you. This means you get to take advantage of the lower monthly mortgage payment without having to wait until your home has at least 20% equity.

### Just Remember!

Life Happens when you least expect it, we have your solution.....

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[www.Stillwatermortgage.net](http://www.Stillwatermortgage.net)



Stillwater Mortgage is unique and talented. Our team is highly trained to ensure each borrower has the best experience when purchasing or refinancing a home.

## Your advantage of using a Mortgage Broker

No Closing Costs

•This means more money in your pocket.

Unique Programs

•We can work outside the box, where most banks can't

Your Family

•We walk you through the process step - by - step.



## First Time Homebuyer Specialist

### Tips and Tricks:

1. Visit your favorite Mortgage Broker (Stillwater Mortgage) before you go shopping to find out what you Pre-Qualify for.
2. Find the best Program that fits your needs.
3. Select Your Real Estate Agent
4. Go Shopping
5. Negotiate your price
6. Supply all your documents to your Mortgage Broker
7. Schedule a closing and final walkthrough
8. Sign your signature and grab your key

There are many different programs available that can work with your pocket book. Check out your options:



The Rural Development program is designed to allow borrowers to purchase a home with no money down. Monthly mortgage insurance is required to be added into your monthly payment. There are restrictions on income limits as well as the location of the property to keep in mind.



The VA program allows Veterans to purchase home with no money down up to \$417K. This loan will have no Mortgage Insurance added in the monthly payment.

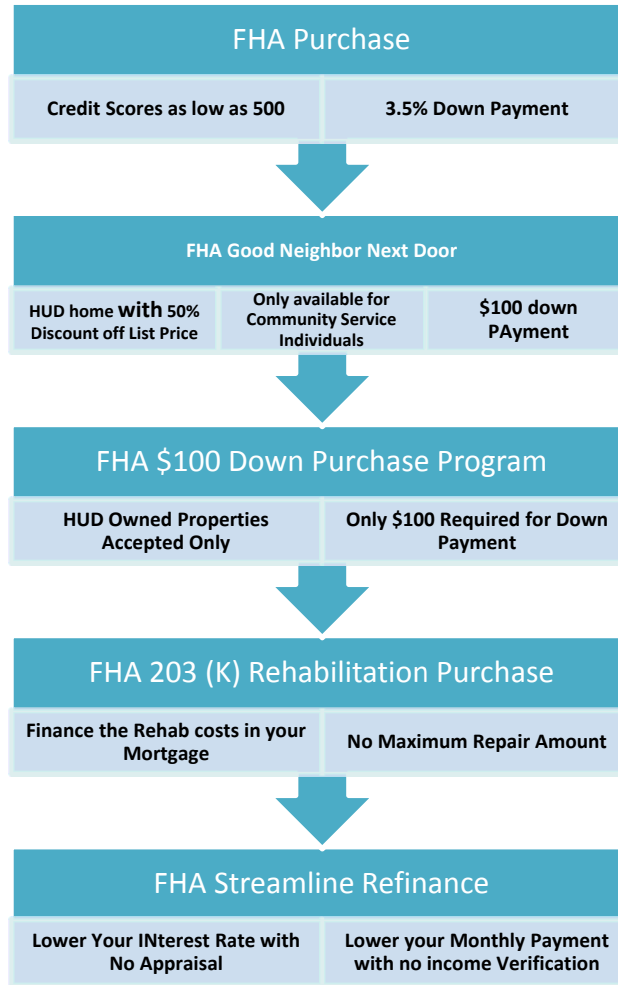


The FHA program allows a borrower to purchase a home up to \$271,050 with 3.5% down payment. The down payment can be gifted from an acceptable donor.



The WCD loan is designed for the borrower to bring a minimum down payment of \$1500 to the closing table. This loan does have Income Restrictions and also purchasing limits.

## FHA Financing Specialist:

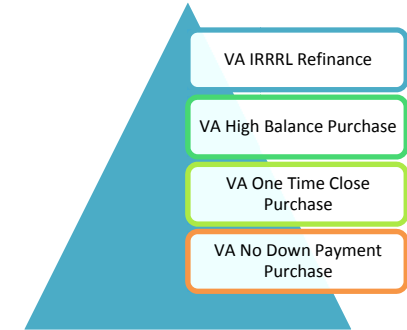


## VA Financing Specialist

Check one of the following?

- Do you have 6 years in the reserves?
- Do you have 2 years on active duty?

### Your Options are:



### Here is the breakdown:

**VA Interest Rate Reduction Refinance Loan:** A streamline refinance designed to lower the monthly principal and interest payment on the current VA mortgage.

**VA One Time Close Purchase:** Designed for Manufactured, Modular, and Stick built housing Construction. This program offers the option to finance the lot purchase, and construction of the home.

**VA No Down Payment Purchase:** Loan Limit up to \$417K with no down payment required, and no Mortgage Insurance.

**VA High Balance Purchase:** Loan limit up to \$625K with a small down payment required. No Mortgage Insurance.