

# WINTRUST MORTGAGE

## KNOWING YOUR OPTIONS

**Wintrust Mortgage** is committed to making your loan process as hassle-free as possible. We have four programs for you designed to take the guess work out of getting a mortgage.

### FHA<sup>1</sup>

- Affordable interest rates
- Credit scores as low as 600
- In-house underwriting and funding
- Down payments as low as 3.5%
- 100% gift allowed
- Seller can pay up to 6% of the closing costs
- Primary residences only
- Eligible property types: 1-2 unit, 3-4 unit, FHA approved condos only and PUDS

### USDA<sup>3</sup>

- May be able to finance up to 100% of the appraised value of the home
- Up to 6% seller-paid closing costs and fees
- Single family, townhomes and eligible condos<sup>1</sup>
- Credit scores as low as 620
- Not limited to first-time buyers
- Affordable interest rates
- Outbuildings for storage may be allowed
- In-House underwriting and funding
- Area-specific, map available<sup>2</sup>

### VA<sup>2</sup>

- Loans range from \$453,100 for one unit property, up to \$1,386,650 for a four unit property, depending on county, plus the VA funding fee
- Minimum credit requirements apply
- No monthly Mortgage Insurance
- No Wintrust administration fee
- In-house underwriting and funding
- Zero down payment purchase financing, 90% cash out refinancing

### CONVENTIONAL<sup>4</sup>

- Financing up to 95% loan-to-value (LTV)
- Credit scores as low as 620
- Eligible properties: 1-2 units, 3-4 units, Real Estate Owned Properties, Condominium (Federal National Mortgage Association Warrantable), Attached Planned Unit Developments (PUDS)
- Options for Mortgage Insurance (MI) over 80% LTV

**CALL ME TODAY FOR MORE INFORMATION!**



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WINTRUST  
MORTGAGE



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Wrangler Real Estate and Debbie Street are not affiliated with Wintrust Mortgage.

<sup>1</sup>Geographic restrictions apply. FHA loans will require an up-front mortgage insurance premium and are also subject to a monthly mortgage insurance premium. Minimum credit score of 500 allowed on GN FHA, except the following stat(s) are ineligible and must have a t least a minimum credit score of 620: Minnesota. <sup>2</sup>A funding fee is required on VA loans. <sup>3</sup>One unit single family, primary residence only. Map can be found on USDA Rural Development's website at <http://eligibility.sc.gov.usda.gov>. Loan amount may exceed the appraised value of the property to include the amount of the financed guarantee fee. Eligible closing costs and repairs are being financed in the loan to a maximum of 100% loan-to-value (LTV). Property must be located in designated rural area.

<sup>4</sup>Rate/Term Refinance limited to 75% LTV/75% CLTV. Michigan, and Nevada Limited to 90% LTV/90% CLTV. Effective with release of DU 9.2 cash out limited to 80% LTV/CLTV. 700 FICO required to exceed 80% LTV on 2 unit purchase. Geographic restrictions apply. Custom MI, Financed, lower cost, minimum MI, reduced, or split premium are ineligible. Borrower single and monthly paid premiums are eligible. Lender Paid Mortgage Insurance (LPMI) are upfront only. Monthly LPMI are ineligible.

If the down payment is less than 20% and based off the selected program and term of the loan, monthly mortgage insurance may be required. All approvals are subject to underwriting guidelines. Programs, rates, terms, and conditions are subject to change at any time. Wintrust Mortgage is a division of Barrington Bank & Trust Company, N.A., a Wintrust Community Bank NMLS #449042. © 2018 Wintrust Mortgage

