



# let us help you make the right move

**We offer a variety of loan programs to meet your home buying needs. Here's a brief listing to get you thinking about your mortgage options.**

#### **FIXED-RATE 30 YEAR CONVENTIONAL MORTGAGE**

A loan with a life span of 30 years where the monthly payments remain unchanged for the life of the loan.

#### **FIXED-RATE 15 YEAR CONVENTIONAL MORTGAGE**

Similar to the 30 year conventional mortgage, with slightly higher payments, lower interest rates, and with a payoff in half the time.

#### **ADJUSTABLE-RATE MORTGAGE (ARM)**

A loan with an interest rate that is periodically adjusted to reflect changes in a specified financial index.

#### **VA LOAN**

Backed by the Department of Veterans Affairs, these loans are reserved for qualified veterans, and require little or no down payment.

#### **FEDERAL HOUSING AUTHORITY (FHA) LOAN**

These loans are insured by the federal government and allow buyers to make a smaller down payment on conventional loans.

#### **TWO-STEP LOAN**

A 30 year loan that is a blend of ARM and conventional loans.

#### **SELLER FINANCING**

The property seller assumes the role of the banker and agrees to lend money to the buyer to purchase the home.

#### **ASSUMABLE MORTGAGE**

The buyer takes over the mortgage from the seller, and pays the difference between the sales price and the balance on the existing loan.

