



Contact a Professional:

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Frequently Asked Questions:

If you have student loans can you still qualify for a loan?

Yes. You can still qualify for a loan. It will just depend on your monthly income along with the student debt on the credit report. For FHA, you would calculate the payment showing on your credit report or if deferred we count 1% total balance of the loan. For Conventional, it is the same. It will either be the amount stated on the credit report, or as low as .05%. As long as your monthly income and monthly debts fall within the guidelines the bank requires you can still purchase a home.

If you are looking to purchase in the next 6 months what are some of the biggest mistakes first time homebuyers make?

When qualifying for a loan, the bank looks at your monthly expenses, your monthly income, and the amount needed to initially purchase the loan (down payment, title fees, and closing costs). Some of the biggest mistakes people make are spending the money saved, getting careless with their credit, opening up new debt which prevents borrowers from qualifying, or making large cash deposits in your bank account.

Do you currently own a property and are interested in owning a second home or income producing property? Do you know what you need to do to qualify?

Second homes and investment properties require a higher down payment and credit score. In order to qualify to own a second home or investment property there are a few more documents required in order to purchase. Borrowers must be able to provide tax documentation and paystubs. They must be able to show that they can pay their primary mortgage in order to qualify for a second so all payment history (including tax, principle, interest and insurance) will be submitted for approval.

Have you been turned down by a bank because you are self-employed and don't report enough income?

Here at PRMG we can offer a more diverse and creative way to fund your dream home than traditional banks. We have plenty of options to fund your FHA or conventional loan or into specific niche programs. There are loan programs that do not require taxes, only bank statement deposits. Regardless, there are many options that enable you to purchase a home whether it be through traditional or nontraditional programs.

Can I use the equity in my property to pay off debt, make improvements to my home, use to go on vacation, or purchase a second home or investment?

If you have owned a property for years, paid on time, and have accumulated equity, there are several opportunities for you! We at PRGM can originate a cash out refinance where you can apply to receive some of the equity you have accumulated in order to pay off credit debt, use the funds to invest, renovate your home, or simply go on a much needed vacation.

Can I buy even though I have had a bankruptcy, short sale, or foreclosure?

Yes you can. There are waiting periods to buy both conventional, FHA, VA, or USDA. Call me anytime for more detail!

Even though I have had a bankruptcy, short sale, or foreclosure can I purchase before the waiting period is up?

If you are looking to buy prior to those waiting periods you are capable as well. There may be a bit higher of a down payment or interest, but it can be used to begin accumulating equity and refinance once you have passed the waiting period for a conforming loan. Call me anytime for more detail!

Do I need 20% to put down to purchase a property?

No, you do not have to put down 20% in order to buy a home. For FHA the minimum is 3.5%, conventional is 3%-5%, and USDA and VA if you qualify you do not have to put down any money for down payment. I am here to create financing that works for you!

Are there any forms of down payment assistance programs to help with the closing costs?

There are quite a few types of down payment assistance programs. Some are designated by county and others are designated by the company. Currently PRMG has two different options:

1. You are able to either qualify up to \$10,000 towards your down payment
2. or up to 4% of the purchase price.

If I am a business owner is there anything, I can do to help my employees purchase their home?

Yes, there is. There is plenty of research which shows owning a home helps promote stronger and safer neighborhoods, employee retention, and children are more prone to do better in school when it comes to owning a home vs. their parents renting. Currently, there is a program in which a business owner can assist in getting their employees up to \$10,000 towards down payment and closing cost. They are also able to make a donation in their name towards a charity of their choice. Your employees are able to get the benefit of owning a home, as well as credits from the lender & realtor towards down payment and closing costs.

Do you know the difference between a Conventional Loan and an FHA loan?

There are a few differences between and FHA and a Conventional loan. FHA requires a 3.5% down payment while a conventional is 3%-5% down. Secondly, FHA is used for a first time home buyer to purchase their primary home of residence. Conventional can be used for both primary, secondary, and investment. Lastly is the mortgage insurance or PMI. FHA if you give the 3.5% will have for the full 30 years of the mortgage. For conventional, once you pay up to 78% loan to value or have 22% equity you are able to remove the PMI. If you put 20% down on the Purchase Price, you can avoid PMI altogether.

If I own a property can I refinance in order to get a lower monthly payment?

Of course! You can look to qualify for a better term and rate than you currently have. Another option is if you have an FHA you are able to look to qualify for a conventional loan and remove the mortgage insurance.

How many years can I get a mortgage for?

The most common are 30 and 15 years. There are options to get either 10 year or up to 40 year but that all depends on the bank you apply with.

Are there any programs for investors?

There are loans for investors specifically. There are no income verification loans and investor cash flow loans. There are options for bank statement loans in order to purchase investments as well. Lastly, there are private loans used for investment purchase as well.