

FHA 203k



Financing	Purchase or Refinance
Term	Fixed or Adjustable
Type	Combines funds to purchase or refi along with repair funds

PROGRAM BENEFITS

Repair Allowance	0-\$35,000 – can be completed after closing (Max \$29,800)
Contingency reserve	15% reserve required on cost of work to be completed
Down payment	3.5% Down Payment based on Acquisition Cost + Improvements
Closing Costs	Additional closing costs apply for handling of repair escrow -Supplemental Origination Fee greater of \$350 -1.5% of repairs -Final Inspection Fee \$150 & Additional title fee for title update
Income limit	No income limit
Seller Contributions	6%
Property Type	Primary residence only
Credit Score	640
FHA Underwriting	Most standard guidelines apply -Compensating factors 10% down, High Reserves, payment shock less 25%
Closing	Only 1 closing with balance of repair allowance held in escrow
Repair Allowance	initial draw at closing(50%) and final draw after completion of repairs
Appraisal	Value must include home cost in addition to repair allowance
Time Frame	Repairs completed within 90 days after closing.
Property	Must be 1 year old with Certificate of Occupancy
Eligible Improvements	General cosmetic and mechanical Appliances, basement finishing, septic systems
Ineligible Improvements	No structural allowed or new construction Repairs requiring architectural drawings Repairs requiring more than 3 months to complete
Flipping	Properties owned by seller for less than 180 days not allowed except for exempt entities
Sales Price consideration	Max mortgage based on lowest sales price in last 12 months
Contractor Requirement	Borrower to select We have an approved list of contractors Licensed/Insured contractor required based on local jurisdiction



Toll Free: 800.613.0650
www.fimchomeloans.com

GA Office: 678.289.1700
FL Office: 561.320.2211



This flyer is intended for professional and educational purposes only. Fairway Independent Mortgage Corporation does not guarantee or assume liability for the content or accuracy of any information presented or contained herein.