



# HOMEReady

## Home Ownership Made Simpler.

WinPrime Lending now offers a new option for first-time homebuyers – the HomeReady mortgage from Fannie Mae. Here are some of the key advantages:

- Purchase: 1-Unit 95% LTV; Minimum FICO 640
- Limited Refinance: 1-Unit 95% LTV; Minimum FICO 640
- Purchase or Limited Refinance: 2-Unit 85% LTV; Minimum FICO 640
- Max 95% LTV if High Balance loan or non-occupant co-borrower
- Maximum CLTV cannot exceed the maximum LTV unless the subordinate financing meets Fannie Mae Community Seconds requirements
- DU Approve/Eligible under the HomeReady Program
- Borrower Income Limits based on Census tracts. (See Fannie Mae's HomeReady Website)
- No minimum borrower contribution for 1-Unit properties
- Homeownership Education required for at least one borrower for purchase transactions only
- Standard LLPA are waived if greater than 80% LTV and Credit Score is 680 or greater; otherwise, standard LLPA applies up to cap of 1.50%
- MI 85.01 to 95%, 25% coverage; 80.01 to 85%, 12% MI Coverage
- Borrower-paid monthly premium and single/lump sum are eligible; lender-paid not available



*Winprime Lending is built around providing a streamlined operational flow with the purpose of providing superior processing underwriting, and funding timelines that exceed industry standards*

**(213) 382-7770**  
[www.winprimelending.com](http://www.winprimelending.com)



**WINPRIME LENDING**

695 S. Harvard Blvd. 3rd Floor, Los Angeles, CA 90005  
BRE # 01870337 • NMLS # 255994

# HOME POSSIBLE



## Home Possible® by Freddie Mac

We are proud to offer the Home Possible® mortgage to our innovative product line. This program is designed by Freddie Mac to provide low rates, low down payment options, and reduced mortgage insurance cost to homebuyers who meet the program requirements. Home Possible® offers flexibility in underwriting guidelines for low-to moderate-income qualified borrowers to help borrowers realize their dream of homeownership!

### Home Possible® Benefits

- Lower down payment; up to 97% LTV  
(No adjustment price basing; borrowers get the same rate regardless of their down payment)
- Reduced mortgage insurance coverage and premium
- Home Possible Seconds allowed  
(There are no additional charges if there's an affordable second; up to 105% CLTV)
- Up to \$424,100 loan amount
- Minimum 620 credit score required
- Fixed-Rate Mortgage
- Purchase and rate term refinance transactions available
- Additional flexibilities for teachers, firefighters, law enforcement officers, healthcare workers and members of the United States Armed Forces

Contact me today to learn more.



*Winprime Lending is built around providing a streamlined operational flow with the purpose of providing superior processing underwriting, and funding timelines that exceed industry standards*

**(213) 382-7770**  
[www.winprimelending.com](http://www.winprimelending.com)



**WINPRIME LENDING**

695 S. Harvard Blvd. 3rd Floor, Los Angeles, CA 90005  
BRE # 01870337 • NMLS # 255994