

# LOW CREDIT?



## FHA and VA Financing Solutions for borrowers with lower Credit Scores.

*Mom told us never to judge a book by its cover.* We know there's more to you than your credit score. *That's why we read the whole story.* Fairway's Loan Officers review each application and scenario to determine if there is a non-traditional program that fits your needs.



Additional requirements or restrictions may apply.

### PROGRAM GUIDELINES

- FHA 203b Purchase, Cash-Out Refinance, Rate/Term Refinance and Streamline Refinance Options
- VA Purchase, Rate/Term Refinance and Interest Rate Reduction Refinance Options
- Owner Occupancy Required
- Minimum 580 Credit Score Required
- Prior Bankruptcy, Deed-In-Lieu, Short Sale, Short Refinance, Principal Reduction and/or Foreclosure subject to FHA and VA Standard Seasoning and Credit Requirements

### PROGRAM GUIDELINES

- Judgments and Tax Liens must be paid/satisfied prior to closing
- Disputed Accounts are subject to Mortgagee Letters
- 1 Month Minimum PITI Reserves required for 1-2 Unit Property
- 3 Months Minimum PITI Reserves required for 3-4 Unit Property
- DU or LP Findings accepted
- AUS Refer/Manual Downgrade accepted
- 12 Month "No Lates" Housing Payment History



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