

Buy a HUD Home for \$100 Down



Union members receive a gift card after closing in the amount of \$750 on purchases or \$500 on refinances*. Contact me today for more information!

Include Additional Money for Renovations!

The U.S. Department of Housing and Urban Development (HUD) offers affordably priced homes to help homebuyers achieve their goal of homeownership. HUD homes are located in communities throughout the country and are one- to four-unit residential properties that HUD owns through foreclosure on FHA-insured loans.

HUD homes are a great opportunity for shoppers to purchase a home with only \$100 in down payment! Right now, HUD is offering this special incentive program to make homeownership even more affordable!

Combine this attractive financing offer with an FHA 203(k) loan and you can buy and renovate your new home with one loan — before you even move in! So, the home in need of a little TLC or even major renovations deserves a second look.

- New Carpet
- New Paint
- Upgrade Heating and Air Conditioning
- New Roof
- Electrical or Plumbing repairs
- Remodeled Kitchen or Bathroom
- New Landscaping
- Room Addition

Remember, when buying a HUD home, you:

- May qualify to buy with only a \$100 down payment**
- Must purchase the home as your primary residence
- Must use FHA financing, which includes FHA 203(k) Renovation loans

We are an approved FHA lender and are here to help you navigate the home-buying process. Give me a call or email me today for more information!



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I am licensed to originate mortgage loans in the following state(s): IL, IN, MI, MN, WI



*To be eligible you must be one of the following: a dues paying labor union member, a union member retiree, a spouse or domestic partner of a dues paying labor union member, a parent or child of a dues paying labor union member. Eligibility will be determined at time of application. Mortgage loans are available in the United States only, not available in MO or OH and currently not available in Canada, Guam, Puerto Rico or Virgin Islands. Limited to primary residences only. Minimum credit score of 580 required for maximum financing. Loan amount must be within FHA county mortgage limits. Maximum single-family loan amount of \$729,750 in high-cost living areas. **Payment information does not include amount for tax and insurance premiums, if applicable, the actual monthly payment may be greater. Restrictions apply, must meet FHA guidelines such as borrower and property eligibility requirements. A typical FHA 30-year fixed loan of \$100,000 at a rate of 5.375% has monthly payments of \$559.97; APR 5.71%, which includes fees and 1% origination fee. \$100 down incentive is not available in all states. Rev 10.17.13 (0713-0312)



Loan inquiries and applications in states where I am not licensed will be referred to a Loan Officer who is licensed in the property state. Equal Housing Lender. Prospect Mortgage is located at 15301 Ventura Blvd., Suite D300, Sherman Oaks, CA 91403. Prospect Mortgage, LLC (NMLS Identifier #3296, www.nmlsconsumeraccess.org) is a Delaware limited liability company licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act and operates with the following licenses: AK Mortgage Lender/Broker License #AK3296; AZ Mortgage Banker License #BK0903027; CO licensing regulated by the Division of Real Estate; Georgia Residential Mortgage Licensee #16984; Illinois Residential Mortgage Licensee #MB.0006424; Kansas licensed mortgage company; MA Mortgage Lender/Broker License #MC3296; MS Licensed Mortgage Co.; MT Mortgage Lender Licensee #3296; Licensed by the NH Banking Dept.; Licensed Banker-NJ Dept. of Banking and Insurance #9932414; NV Division of Mortgage Lending Mortgage Banker #1173 and Mortgage Broker #3095; Operates as Prospect Lending, LLC in NY located at 711 Westchester Avenue, Suite 304, White Plains, NY 10604 (Licensed Mortgage Banker - NYS Dept of Financial Services); OR Mortgage Lender Licensee #ML-2006; PA Dept. of Banking license #22122; RI Licensed Lender #20021343LL, Loan Broker #20041643LB; Washington Consumer Loan Company License - CL-3296. This is not an offer for extension of credit or a commitment to lend. Loans are currently being closed and committed at the expressed rates, however these rates may change or may not be available at the time of your loan lock-in, commitment or closing. All loans must satisfy company underwriting guidelines. Interest rates and APRs are based on recent market rates, are for informational purposes only, are subject to change without notice and may be subject to pricing add-ons related to property type, loan amount, loan-to-value ratio, credit score and other variables. Call for details. Terms and conditions apply. Additional loan programs may be available. This is not an offer to enter into a rate lock agreement under MN law, or any other applicable law.