



Mortgage Product Overview

Products	Conventional	Conventional 97%
AMOUNTS	Maximum: \$484,350	Maximum: \$484,350
TERM	Years: 15, 20 and 30	Years: 15, 20 and 30
PROPERTY TYPE	Single Family 2-4 Units, Owner Occupied Plan Unit Development Townhouse Conforming and Non-Conforming Condo Modular	Single Family 2-4 Units, Owner Occupied Plan Unit Development Townhouse Conforming Condo Modular
LOAN TO VALUE (LTV)	95%	97%
BORROWER	Individual Permanent Resident Alien	Individual Permanent Resident Alien
MINIMUM CREDIT SCORE	620	640
CASH RESERVES	Determined by Underwriting	Determined by Underwriting
SELLER ASSIST	Based on Loan to Value: 3%, 6% or 9%	Maximum: 3%
GIFTS	Permitted	Permitted
INCOME RESTRICTIONS	None	None
ASSET RESTRICTIONS	None	None
PRIVATE MORTGAGE INSURANCE (PMI)	Variable, based on LTV, Term and Credit Score	Variable, based on Term and Credit Score
GOVERNMENT MI/VA FUNDING	None	None
SPECIAL GRANT FUNDS	May be available	None
SPECIAL REQUIREMENTS	None	One Borrower must be a First Time Home Buyer
COUNSELING REQUIREMENTS	May be required with grants	None

Product term, requirement and features are subject to change without notice.

Products	FHA	VA
AMOUNTS	Maximum: \$484,350	Maximum: \$484,350
TERM	Years: 15, 20, or 30	Years: 15, 20 or 30
PROPERTY TYPE	Single Family 2-4 Units, Owner Occupied Plan Unit Development Townhouse Conforming Condo Modular	Single Family 2-4 Units, Owner Occupied Plan Unit Development Townhouse Conforming Condo Modular
LOAN TO VALUE (LTV)	96.50%	100%
BORROWERS	Individual Permanent Resident Alien	Must be an eligible Veteran
MINIMUM CREDIT SCORE	640	620
CASH RESERVES	Determined by Underwriting	Determined by Underwriting
SELLER ASSIST	Maximum: 6%	Maximum on Prepays Only: 4%
GIFTS	Permitted	Permitted
INCOME RESTRICTIONS	None	None
ASSET RESTRICTIONS	None	None
PRIVATE MORTGAGE INSURANCE (PMI)	Up Front MI- Financed	None
GOVERNMENT MI/VA FUNDING	Based on Loan Amount and LTV Paid Life of Loan	VA Funding - financed
SPECIAL GRANT FUNDS	None	None
SPECIAL REQUIREMENTS	One (1) FHA loan outstanding at any one time	Eligible Veteran who has entitlement and must occupy the property
COUNSELING REQUIREMENTS	None	None

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