



FIRST-TIME HOME BUYER FHA PROGRAM

30 Years Fixed, 5.625%, Zero Points

- One borrower must be a first-time homebuyer (never owned a home before this purchase or for three or more years.)
- FHA only.
- One borrower must complete a HOME BUYER education course.
- Minimum FICO = 620
- It is income-restricted, and total household income is computed (even if someone is not on the loan). Income limits differ by county.
 - Austin area:
 - 1-2 member household +\$116,800
 - Greater than two member households = \$134,320
 - House price maximum +\$82,624 (note: there are some targeted census tracts where we can go to \$712,097. House price maximum differs by county.
 - Single Family and Condos only (condo must be FHA approved)
 - Temporary buy-downs are not allowed
 - Program and rate can be discontinued at any time
 - Texas only

LET'S WORK TOGETHER!

Joel Richardson has over 20 years of financial experience dedicated to providing tailored home loan solutions with excellent service.

- Top 1% Scotsman Guide
- Top 25 in ABJ Book of Lists
- Mortgage Executive | Top 1% Originator
- Top Mortgage Professional in Austin Monthly's Peer-to-Peer Survey

With us, you can move forward with security and confidence because we provide unmatched mortgage service, support, and guidance with a streamlined application process, a dedicated team, enhanced communication, and on-time closings.



JOEL RICHARDSON
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¹ All loans subject to credit approval. A qualification is not an approval of credit, and does not signify that underwriting requirements have been met. Conditions and restrictions may apply.