

# a better way to finance a *home*

Loan Program	Minimum FICO	Down Payment	Seller Contributions	Occupancy Type
Conventional	680	<b>No down payment required</b> With the Wealth Building Loan	<b>Up to 3%</b>	<b>Primary</b> Mortgage insurance (MI) can be financed into loan amount, up to 103% loan-to-value
	620	<b>3%</b> Does not need to be a first-time homebuyer — ask for details Entire down payment can come from a gift	<b>Up to 3%</b> with a 5% down payment <b>Up to 6%</b> with a 10% down payment <b>Up to 9%</b> with a 25% down payment <b>Up to 2%</b> for all investment properties	<b>Primary/Second/Investment</b> MI required if less than 20% down
FHA	580	<b>3.5%</b> Entire down payment can be from a gift	<b>Up to 6%</b>	<b>Primary</b> Upfront mortgage insurance premium (MIP) financed — with monthly MI required County loan limits
VA	580	<b>No down payment required</b> Gift funds allowed for closing costs and prepaids	<b>Up to 4%</b> No limit to the amount of customary closing costs the seller can pay	<b>Primary</b> Upfront funding fee financed No monthly MI required
USDA	580	<b>No down payment required</b> Gift funds allowed for closing costs and prepaids	<b>Up to 6%</b>	<b>Primary</b> Upfront guarantee fee can be financed Annual fee — added to monthly payment Household income limits apply
HUD-184	640	<b>2.25%</b> Gift funds are allowed for down payment, closings costs, and prepaids	<b>Up to 6%</b>	<b>Primary</b> Upfront MIP required — no monthly MI

The chart above is for informational purposes only and is not intended as legal advice or debt counseling, nor is this an advertisement under Regulation Z. A Waterstone Mortgage loan originator should be contacted with any questions.



**Mike David**  
Producing Branch Manager

NMLS #1619714

- ☎ 918.361.1550
- 🌐 OklahomaMortgageGroup.com
- ✉ Mike@OMGHomeLoans.com



Waterstone Mortgage

6666 S. Sheridan Suite 102  
Tulsa OK 74133



State of Oklahoma Licensee Exempt. Waterstone Mortgage Corporation (NMLS #186434) is a wholly owned subsidiary of WaterStone Bank SSB (NASDAQ: WSBF). All loan requests are subject to credit approval as well as specific program requirements and guidelines. For some programs, income and property restrictions may apply. Information is subject to change without notice. This is not an offer for extension of credit or a commitment to lend.