

First Florida Financial Group, LLC

Fort Myers, FL

“We say YES when banks so NO”

We Specialize in Closing Loans that other Lenders Have DENIED!

We Close 99% of all purchase transactions in 20 to 30 days!

Here is our list of Loan Programs!

- **FHA and VA Credit Scores as Low as 530**
- **Condo's Loans! We Close Loans on 95% of all Condo & Condo-Tel Buildings in FL, NO Delinquency Requirements, Usually No Questionnaire or Budget Review Required**
- **Foreign National's 70% loan to value**
- **Jumbo Loans up to 90% loan to value**
- **Mobile Homes Single and Double Wide, First & Second Homes**
- **USDA Purchase and Refinance**
- **Rehab 203k FHA Loans and Repair Escrows allowed on Conventional Loans**
- **HUD REO'S \$100 down payment with Repair Escrows up to 5,000**
- **Construction Loans**
- **No 90 Day FHA Flipping Rules, That Limit the Seller's Profit**
- **Upside down/Neg. equity in Buyers Current Home and want to buy are NO Problem**
- **FHA Short Refinance's**
- **Fannie Refinance up 125% Loan To Value**
- **Investors with up to 10 Properties currently Financed are ok**
- **No Minimum Credit Report Trade Line Requirements**
- **1 Year Tax Return for Self Employed Borrowers**

I pride myself on providing the best customer service possible;

- I close 99% of all purchase transactions in 20 to 30 days.
- Same day pre-approval's and I'm available most evenings and weekends.
- Constantly communicating accurate loan status updates and on time loan closings.
- Clear understanding of today's constantly changing underwriting guidelines.
- Offering the most extensive and broad range of loan products available today.
- Being committed to providing the highest level of customer service possible.

Testimonials and Realtor References are available at

I look forward to working with you!

Sincerely,

Eddie Hoskins

President/CEO

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First Florida Financial Group, Loan Programs

FHA Loans

- Minimum 530 and No Credit Scores
- 3.5% Down Payment (can be gifted)
- 6% Seller Concessions Max
- Alternative credit is ok (Rent, Auto Ins and Utility pmts etc.)
- Limited Trade Lines on Credit Report are OK

Below 620 Credit Score FHA Borrower Requirements.

- Verification of rent from rental agency or 12 mos. cancelled checks or 6 mos. PITI reserves.
- Payment shock over 150% requires 3 to 6 mos. PITI reserves.
- Alternative credit is ok (Rent, Auto Ins and Utility pmts etc.)

Freddie and Fannie Insured Condo Loans!

Condo Project Requirements for Fannie and Freddie Insured loans.

- No litigation (Foreclosures are ok).
- Developer has transferred control of the association to the individual unit owners.
- The project must be 100% complete with no additional phases to be built.
- At least 90% of the total units sold and close.
- Must not be a resort condominium or condotel.
- No one entity can own more than 10% of the units

Fannie and Freddie Insured Condo loan Buyer Requirements.

- Primary residences 25% down.
- Second and Investment properties 30% down.
- Minimum Credit Score 620.

Non-Warrantable Condo & Condo-Tel Loans.

Non-Warrantable Condos are projects that Fannie and Freddie won't insure due to;

- Loan amounts are too high.
- Too many investor or bank owned units.
- High delinquency % on HOA Due's.
- Condo associations that don't keep track # of owner occupied and investor owned units.
- Square footage of unit is too small.

Non-Warrantable Condo Buyer Requirements.

- Minimum 680 Credit Score.
- Primary Residences 80% LTV.
- Second homes 75% LTV.
- Investment purchases 70% LTV.
- 12 months PITI reserves required for all properties owned.
- Jumbo loans are ok.

VA Loans

- Minimum 530 credit score
- 4% Seller Concessions Max

Jumbo Loans

- Minimum 680 Score and up to 80% LTV
- First & Second homes
- Acreage and unique properties
- Construction to Permanent financing
- Non-warrantable Condo's and Condotel's

USDA-Rural 100% Financing

- Minimum 620 Score and No Scores
- No Seller Flipping Restrictions
- No Monthly Mortgage Insurance Premiums
- No Limit on Seller Concessions For Closing Costs
- Primary Residence Only
- Finance All Closing Costs up to the Appraised Value
- First Time Home Buyers Allowed
- Borrower may not own other Suitable Housing and no in ground swimming pools allowed

Moderate income families only and property must be located in a Rural Development eligible area, See eligibility website <http://eligibility.sc.egov.usda.gov>

Rehab 203 k FHA Loans

- Minimum 620 Score
- Great tool for (REO) Bank Owned Properties that need repairs
- Single loan closing
- Non Resident Co-Borrowers are ok
- Primary Residences Only

Manufactured Homes

- Minimum Loan Size on is \$45,000
- Doublewides and Singlewides only on permanent foundations