



1% DOWN CONVENTIONAL LOAN PROGRAM

Our new loan program allows borrowers to put as little as 1% down! When income-qualified borrowers put 1% down, our lender pays an additional 2% toward the down payment, up to \$4,000, for a total of 3% down.

Borrower Qualifications

- Income at or below 80% of the Area Median Income (\$80,720 in Missoula)
- 620+ FICO score
- 30-year fixed loans with an LTV of 97%
- Primary residence

Benefits

- Another option for lower income borrowers
- Lower down payment means more money for furniture, repairs & maintenance
- Achieve savings goal faster and get into house sooner

1694337. THE PRINCIPAL AND INTEREST PAYMENT ON A \$200,000 30-YEAR FIXED-RATE LOAN AT 6.500% AND 97% LOAN-TO-VALUE (LTV) IS \$1324.14. THE ANNUAL PERCENTAGE RATE (APR) IS 7.075% WITH ESTIMATED FINANCE CHARGE OF \$5,600. THE PRINCIPAL AND INTEREST PAYMENTS, WHICH WILL CONTINUE FOR 360 MONTHS UNTIL PAID IN FULL, DO NOT INCLUDE TAXES AND HOME INSURANCE PREMIUMS, WHICH WILL RESULT IN A HIGHER ACTUAL MONTHLY PAYMENT. RATES CURRENT AS OF 05/23/2023. SUBJECT TO BORROWER APPROVAL. SOME EXCLUSIONS MAY APPLY.

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