

FHA has a minimum down payment of

3.5%

and down payment assistance programs are allowed to provide part of the funds.

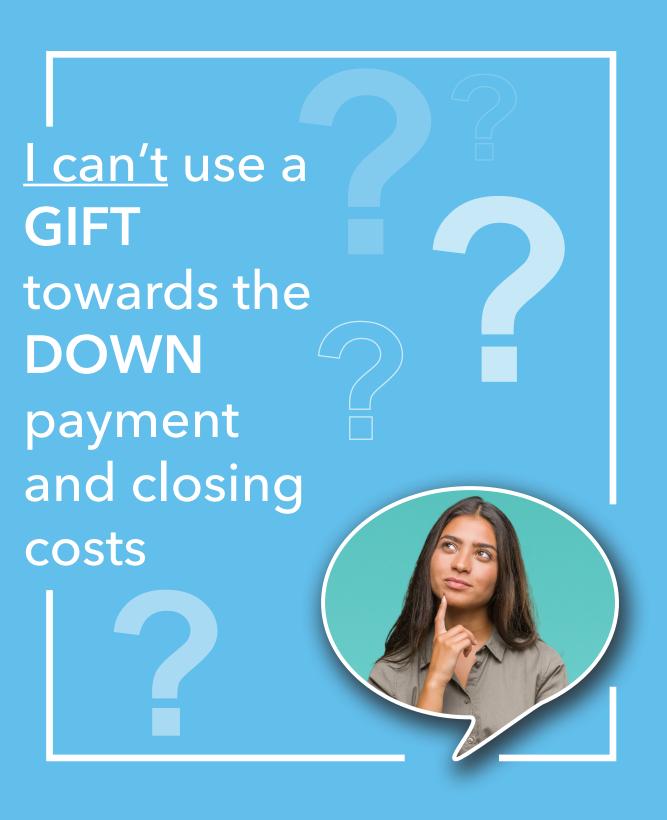












**FHA** loans provide flexible options for the acceptance of gifts, provided they are not received from the seller or another interested parties. However, closing costs may be provided by the seller.













**FHA** offers the 203(k) Rehabilitation Loan program that can finance the purchase of a home and include funds to cover major or minor improvements, all in one loan.













Like your other financial obligations, such as a car loan, when applying for an

FHA-insured loan, you must include all student loan payments. The student loan will be considered when your application is reviewed, as part of your overall financial picture.

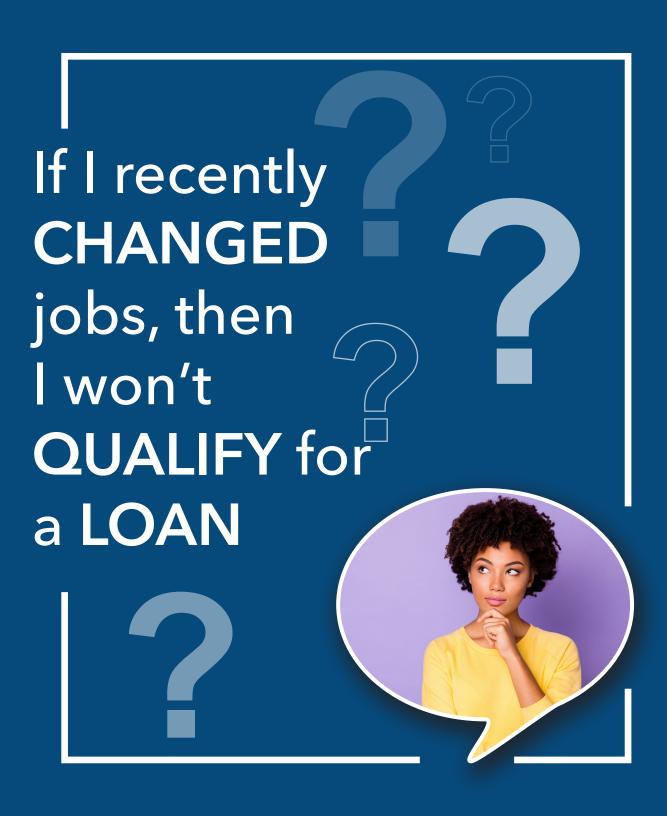












FHA generally requires a two-year work history; however, you do not need to be on the same job for the last two years. If you are regularly employed, your two-year work history needs to show that you have been with the same employer or have been employed in the same field for two years. This two-year history may also include time in school or the military.













Although excellent credit usually makes loan approval easier

to obtain, **FHA** provides flexible underwriting requirements for borrowers with less than perfect credit.













You can be approved for

an **FHA** loan if you are self-employed, a consultant, paid hourly, or work multiple jobs as long as you can document your earnings, including on your









tax returns.





FHA mortgages are available for condominiums, townhouses, modular and manufactured housing, and 2-4 unit dwellings















FHA has no income restriction.









