



RUOFF HOME MORTGAGE LOAN PRODUCTS

Listed below you will find a sample of the top loan options available at Ruoff Home Mortgage, along with some of the key features of those programs.
For more information, visit us online at www.ruoff.com.

CONVENTIONAL

Credit scores as low as 620
Seller can pay up to 3% costs
Minimum 5% down payment

FHA

3.5% down payment (gifted allowed)
Credit scores as low as 600
Seller can pay up to 6% costs

FHA STREAMLINE 203(k)

\$5,000 minimum up to \$35,000 can be financed to repair a property
Minimum 3.5% down of purchase price plus repairs
Seller can pay up to 6% costs
Credit scores down to 660

FHA HUD \$100 DOWN PROGRAM

Available on designated HUD homes
HUD will pay up to 3% costs

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Mortgage Credit Certificate
Next Home Conventional
Next Home FHA
My Home Conventional

VA

100% financing for eligible veterans
Minimum credit score of 620
Seller can pay up to 4% costs

USDA

100% financing
Property must be in USDA eligible area
Credit scores down to 640
No limit on seller paid costs

ONE-TIME CLOSE CONSTRUCTION PROGRAM

Minimum 10% down payment
One approval process and set of closing costs
6- or 9-month construction terms
Interest only payments during construction

DOCTORS ONLY PROGRAM

Up to 100% LTV
No mortgage insurance
Extended lock with float down option
Available for ARM's with a 3, 5, 7 or 10 year fixed rate term.

JUMBO LOANS UP TO \$3 MILLION

Aggressive rates on both fixed and ARM products

