

Low Down Payment: Flexible 97[®] & Flexible 100[™] Mortgages

For Informational and Educational Purposes Only

If you have limited funds to use toward a down payment and/or closing costs, these low down payment mortgages may be for you.

Fannie Mae's Flexible financing solutions enable lenders to provide you with options for making a low down payment, and allow you to use flexible sources for funding your down payment and closing costs.

Both the Flexible 97 and Flexible 100 Mortgages are available as 15- or 30-year fixed-rate loans, or as 5/1, 7/1, and 10/1 adjustable-rate mortgage (ARM) loans.

Loan Features

- No down payment (Flexible 100) or 3 percent down payment (Flexible 97).
- You must make a minimum contribution of at least \$500 of your own funds (Flexible 100 only), or 3 percent from flexible sources of funds (Flexible 100 and Flexible 97) toward down payment and/or closing costs. In addition to your own funds, allowable flexible sources include gifts, grants, or unsecured loans from relatives, employers, public agencies or nonprofit organizations, or secured borrowed funds.
- Home-buyer counseling is not required.

Considerations

- Minimize your own outlay of funds, since you can make a minimum contribution of \$500 of your own funds or use flexible sources for the minimum 3 percent borrower contribution.
- You can finance up to 100 percent of the purchase price of your home.
- There are no income restrictions.

Example

Here is a hypothetical example:

- \$100,000 purchase price
- 3% down payment
- 1% origination fee (including prepaid interest and mortgage insurance)
- 30 year fixed rate
- 8% interest rate
- 8.109% APR

The interest rate and APR shown are examples only and are not intended to represent actually available terms.

Flexible 97 is a registered trademark and Flexible 100 is a trademark of Fannie Mae.

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