

# DISCOVER THE RIGHT MORTGAGE FOR YOU.

Looking for the ideal mortgage for your dream home? Here's a comparison guide for 1-unit properties.

	Conventional	FHA	VA	USDA	HomeReady® Mortgage Plus	Fulton Bank Community Combo
<b>Loan Programs</b>	Fixed, ARM <sup>1</sup>	Fixed	Fixed	Fixed	Fixed	Fixed
<b>Down Payment</b>	3%	3.50%	0%	0%	3% traditional credit; 5% non-traditional credit	None required based on eligibility
<b>Max LTV</b>	97% / 105% with community 2 <sup>nd</sup>	96.5%	100%	100%	97% (or 95% with non-trad. credit); 105% with community 2 <sup>nd</sup>	80% First Mortgage and Up To 20% Second Mortgage
<b>Max Seller Assist</b>	3% LTV > 90%	6%	Seller may pay all closing costs	6%	LTV > 90.01% - 3%; LTV between 90-75.01% - 6%	CLTV > 90% - 3% CLTV < 90%, but >75.10% - 6%
<b>Gift Funds</b>	5% for second homes and no gifts allowed for investment properties	Acceptable for all funds to be a gift	Acceptable for all funds to be a gift	Acceptable for all funds to be a gift	Acceptable for all funds to be a gift; max 3% for 2-4 unit	Acceptable for all funds to be a gift
<b>Debt-to-Income Ratio</b>	Flexible	Flexible	Flexible	Flexible	Flexible	Flexible
<b>Loan Limits</b>	Based on conforming loan limits depending on county	Based on conforming loan limits depending on county	Must show guarantee amount	Depends on applicant's income and loan repayment ability	Based on conforming loan limits depending on county	Based on conforming loan limits depending on county
<b>Income Limits</b>	None	None	None	Varies by county	Applicant income limit is set by the Fannie Mae Eligibility Map	Applicant income limit is set by the Fannie Mae Eligibility Map
<b>Min FICO Score</b>	620	640	620	620	620	620
<b>Monthly Mortgage Insurance (MI)</b>	Yes, varies by credit score	Yes, 0.85% of loan amount	No	Yes, 0.35% of loan amount	No	No
<b>Upfront MI</b>	Only if single premium PMI selected	Yes, 1.75% of loan amount	VA funding fee - amount varies	Yes, 1.0% of loan amount	No	No
<b>Bankruptcy Ch.7 and Ch.13</b>	4 years	2 years	2 years	2 years	4 years	4 years
<b>Occupancy</b>	Primary, second home, investment; owner occupied, non-owner occupied	Primary, owner occupied, non-owner occupied	Primary, owner occupied; no unmarried couples allowed	Primary, owner occupied only	Primary, owner occupied only	Primary, owner occupied only
<b>Homebuyer Counseling<sup>2</sup></b>	No	No	No	Yes, with scores under 680	Yes	Yes
<b>Cash Reserves</b>	2 months with PMI	No	No	No	No	No



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Fulton Bank, N.A. Member FDIC. Subject to credit approval. <sup>1</sup>ARM stands for an adjustable-rate mortgage. Adjustable rates are variable and subject to change. <sup>2</sup>Must be provided by a HUD-approved housing counseling agency. Counseling fees are paid by the homeowner and will vary by location. HomeReady is a registered trademark of Fannie Mae. Fulton Bank and Fulton Mortgage Company are not affiliated with Fannie Mae.

