



**At Summerfield, you have mortgage options.  
What is best for you?**

<b>LOAN FEATURES</b>	<b>PHFA</b>	<b>FHA</b>	<b>USDA</b>	<b>VA</b>	<b>Conventional</b>
<b>Minimum Down Payment by Buyer</b>	3%	3.50%	0%	0%	5%
<b>Loan to Value (LTV)</b>	97%	96.50%	100%	100%	97%
<b>Minimum Credit Scores</b>	660	620	640	620	Varies based on LTV
<b>Maximum Debt to Income Ratios (DTI) <sup>(1)</sup></b>	45%	45%	43%	43%	45%
<b>Rate Type: Fixed or ARM (Adjustable Rate)</b>	Fixed Only	Fixed & Arms	Fixed Only	Fixed & Arms	Fixed & Arms
<b>Allowable Amount of Seller Contribution (% of loan)</b>	3%	6%	6%	6%	Varies from 3% - 10%
<b>Mortgage Insurance (PMI)</b>	None	.85% of loan amount/yr, calculated monthly plus 1.75% of loan amount at closing	.50% of loan amount/yr, calculated monthly plus 2.75% of loan amount at closing	2.15-3.3% of loan amount one time only at closing (2.75% if you are a veteran or a reservist. No fee for disabled veterans)	.59-1.05% of loan amount/ yr, calculated monthly
<b>Is the Loan Assumable?</b>	No	Yes	No	Yes	No

**Please direct questions on the above information to  
Summerfield's preferred lender, Melinda Trent with  
Residential Mortgage Services - Phone: 717-925-2350. Thank you!**

**[www.SummerfieldPA.com](http://www.SummerfieldPA.com)**