



# Programs Offered!

This is not an all inclusive list of programs that are available. Due to the flexible nature of FHA, USDA and VA programs, we recommend always verifying if a loan can be completed based on each loans situation. To assist you in this, please send 1003, Credit and other relevant documentation to [scenarios@flanagansstatebank.com](mailto:scenarios@flanagansstatebank.com) for an in depth review of the file or contact us at 815-676-0990

## USDA

- ⇒ GUS access available for approved accounts
- ⇒ 600 min credit score \*see matrix for details\*
- ⇒ Manual underwriting available
- ⇒ Escrow holdback for needed repairs allowed
- ⇒ Manufactured Homes allowed per USDA rules
- ⇒ USDA Refinance programs available
- ⇒ No Score & 1 Score allowed
- ⇒ Quick turn times to allow file to go to USDA in a timely manner
- ⇒ Common sense review of file

## VA

- ⇒ AUS or Manual Underwriting available
- ⇒ 600 min score available
- ⇒ IRRRL or Cash Out to 100% allowed
- ⇒ Max DTI 50% with A/E
- ⇒ Escrow Holdbacks for repairs available
- ⇒ Manufactured/Modular homes allowed
- ⇒ High Balance lending available
- ⇒ Follow VA Handbook guidelines!
- ⇒ Common sense underwriting
- ⇒ SAR's on staff! LAPP approved!

## FHA

- ⇒ AUS or Manual Underwriting available
- ⇒ Cash Out refi to 85%
- ⇒ Rate/term, Streamline or Simple refi
- ⇒ No Score & 1 Score allowed
- ⇒ 600 Min credit score \*see matrix for details\*
- ⇒ Max DTI 55% with A/E
- ⇒ Escrow Holdback for repairs allowed
- ⇒ Manufactured/Modular homes allowed
- ⇒ Grants & DPA allowed (FSB does not provide)
- ⇒ High Balance lending available
- ⇒ Follow 4000.1 guidelines!

## Conventional

- ⇒ LP or DU accepted
- ⇒ Up to 97% LTV programs
- ⇒ Variety of MI options available
- ⇒ Escrow waiver allowed 80% or less LTV
- ⇒ Manufactured/Modular homes allowed
- ⇒ High Balance lending available
- ⇒ Cash out
- ⇒ Subordinate financing allowed
- ⇒ Agency guidelines followed!

**We don't say no until all options have been explored for a yes!**