

Buying Your First Home

Are you ready to buy your very first home? Did you previously own property but no longer own any real estate? Looking for a low down payment option with lower mortgage insurance payments? Do you need flexible credit terms in order to buy the home of your dreams?

HomeBuyer 123 Financing Can Help

Our Finance Factors HomeBuyer 123 financing program is specifically designed to help borrowers within certain income limits who do not own property at the time of loan closing to buy their own home.

Benefits of our HomeBuyer 123 Financing

- Up to 97% financing
- Mortgage insurance at about just half the normal rate
- 100% of the down payment funds can be gifted from family
- No reserve requirements for 1-unit properties
- Fast closing
- Local servicing of your loan

Easy to Qualify

- Homebuyers cannot own any other residential real estate at the time of loan closing
- Purchase property must either be in an “underserved” area (for properties located in Hawaii) or the borrower must meet certain income limits

Homeownership Education Requirement

For first time homebuyers, our Finance Factors HomeBuyer 123 financing program requires at least one borrower to participate in a homeownership education program prior to loan closing in order to qualify for the loan.

- To find a homeownership education program visit <http://www.consumerfinance.gov/find-a-housing-counselor>
- A Homeownership Education Certificate will be issued to you upon your completion of the program
- Your Finance Factors Loan Officer will provide you with detailed instructions on where and when to provide this certificate prior to your loan closing.

Financing That Fits

Knowledgeable and experienced loan professionals will provide you with the best solutions based on your needs. Call one of our seasoned local loan officers today to discuss taking the first step towards making your home buying dream a reality!



**FINANCE
FACTORS**

GUAM'S CHOICE FOR HOME LOANS

FOR REAL ESTATE PROFESSIONALS ONLY

This flyer is for informational purposes only. It does not constitute an offer to make a loan. Any loan and the terms thereof are subject to Finance Factors' underwriting approval. The information stated herein are estimates calculated based on the loan programs currently offered by us. All of this information is subject to change without notice. Actual loan qualification requirements will be based on the specific underwriting guidelines applicable to each loan program at the time of application. Other terms and restrictions may apply.

THE MODERN WAY TO MORTGAGE