

21ST Mortgage Finance Programs

Office: 1-800-955-0021

Credit Application Fax: 1-877-312-2100

WWW.21stMortgage.com

CHATTEL Highlights

- 4 Hour response time on decisions
- Quick one time Close in your office
- Advance up to 150% of Invoice
- Rate Buy Down Available
- Low Credit Manager to Retailer ratio means better service to you the Retailer.

FHA Title 1 Highlights

- First Time Home Buyer
- Some Derogatory credit –
NO Foreclosure, repo or Bankruptcy
- Can be new, used, or 21st repossession
- Minimum 2 year job time with no gap larger than 10 to 14 days (School (college) can be counted as job time)
- Term limited to 240 months
- MAXIMUM amount to finance of \$48,600.
- 21st provides an FHA loan processor to help you with these loans

LAND IN LIEU Highlights

- Land is used in lieu of down payment
- Will use up to 65% of land appraisal value.
- Will follow general guidelines of Land Home Financing.

BUY – FOR Highlights

- 20% down payment
- Buyers must be home owners
- Will need application on occupant
- Maximum term 240 months
- Buyer must live within 100 miles of the occupant *and* be related
- Buyers must pass credit criteria
- Buyers must budget for their expenses as well as occupants house payment

CO-SIGNER Highlights

- Must pass credit criteria
- Down Payment requirements start at 10%
- Co-signer can offset limited credit but will not help on bad credit

LAND / HOME Highlights

- Construction Loan included
- Single and Multi-Section financing available
- No PMI
- Rate buy downs available
- 14 days to close
(Completion of Open File Checklist)
- One time close at title company
- No permanent foundation required
- Land appraisal used to determine property value
- No survey required
- Stage funded improvements

EQUITY Financing Highlights

- Enables you to offer home ownership to almost every customer that comes onto your sales lot!
- Bad credit okay
- 5% down to 40% down payments
- Land can be used
- Must not currently be in bankruptcy or have a 21st Mortgage repossession

STATED INCOME Highlights

- Must pass credit criteria
- 20% down payment Minimum
- Does not have to prove income
- Great for self employed individuals
Must be primary housing

SECONDARY HOUSING Highlights

- Must pass credit criteria
- 20% Down
- Must budget for primary housing and secondary.

Inventory Finance

- Competitive Minimum Prime
- 12 Months No Curtailment Program
- Flexible Plans
- Special Buyout Programs
- Financially Strong and Committed to the *Industry*