

# TITAN

HOME LENDING, LLC

## **3 RENOVATION LOANS TO PURCHASE or REFINANCE ANY HOME IN ANY CONDITION!** (Fannie Mae, Freddie Mac, FHA PD, VA Vendee, Bank-Owned/REO, Distressed Property or Illegal Addition)

### **FHA 203k Renovation Program "STANDARD FULL 203k"** (Property Closes AS-IS Regardless of Condition)

This program allows the buyer to purchase the home in "AS-IS" condition and borrow extra money for improvements all in one loan. The minimum repair amount is \$5000 and THERE IS NO MAXIMUM REPAIRS provided the "After-Improved Appraised Value" is sufficient. This loan allows NEEDED repairs or COSMETIC repairs. This is regular FHA loan with 3.5% down (Sales Price + Improvements).

**The maximum Loan amount is 110% of the after-improved value up to the FHA Loan Limit for each county FROM \$420,680 for a single unit to \$1,061,550 for 4 units**

### **Fannie Mae "Homestyle Renovation"** (Property Closes AS-IS Regardless of Condition)

This program allows a buyer to purchase **ANY HOME** and borrow extra money to fix it up all in one loan (sales price + improvements). The minimum repair amount is \$5000 and there is NO LIMIT to the amount of repairs provided the "After-Improved Appraisal" is sufficient.

**The maximum loan is \$647,200 with the following down-payments:**

**3% down for FIRST TIME owner-occupied buyers**

**5% down for owner-occupied**

**25% down for 2<sup>nd</sup> home buyers**

**25% down for investors (INCLUDES REPAIRS WHICH IS KEY)**

**20% down NO PMI on all loans**

### **VA Renovation Program** (Property closes AS-IS Provided no structural repairs or repair escrow over \$35,000)

This program allows a Veteran to purchase Any Home and borrow up to \$100,000 Repair Escrow (\$88,000 + 10% contingency reserve plus Draw admin Fee of \$600) all in one loan. The buyer must be primary residence and qualify with all VA guidelines and eligibility. No Consultant is required and ONE General Contractor and max ONE Specialty Contractor are allowed. The buyer must be able to occupy the property within 30 days, all permits must be pulled within 15 days of closing and all work MUST be completed within 180 days. Most improvements are allowed except structural improvements or structural walls being relocated. No additions to the property or pool additions. Pool repairs are allowed.

**The maximum loan is \$647,200**

**100% financing of sales price + repairs**

**Primary residence required**

**Well and termite Inspection required paid by seller if applicable**

**All contractors must be approved by VA prior to ordering appraisal**

**\$88,000 in repairs -improvements – no structural changes allowed**

All Renovation Loans allow the following NEEDED or COSMETIC repairs:

Roof, HVAC, Flooring (Hardwood, Tile, Concrete, Carpet), Kitchens, Countertops, Appliances, Bathrooms, Plumbing, Electrical, Drywall, Windows, Doors, Stucco, Siding, Driveways, Garages, Correct Illegal or unpermitted additions, Painting, Landscaping, Irrigation, Patios, Fencing, All Pool Repairs, Mold remediation, Structural Repairs, Dock Repairs, Seawall repairs, Insulation, Energy efficiency, Handicap Accessibility, Closet systems, Decks, Stairs, Lighting Improvements, Well and Septic Repairs.

**\*FANNIE MAE HOMESTYLE LOANS ALLOW THE ADDITION OF A POOL !!! FHA/VA RENO POOL CAN BE REPAIRED!**

**\*All Repairs Financed must be done by licensed and insured contractors. ONE GC FOR THE WHOLE PROJECT!**

Titan Home Lending, LLC.

HUD Certified 203k Instructor

State Licensed for Continuing Education

29 Yrs Experience in 203k and Renovation Lending

Over 5400 203k's Managed and Funded since 1992

[www.TitanHL.com](http://www.TitanHL.com)

Andy Wood 727-410-9663 [Awood@TitanHL.com](mailto:Awood@TitanHL.com)

AJ Fischer 813-838-1299 [AJ@TitanHL.com](mailto:AJ@TitanHL.com)

Jason Powers 205-790-1404 [JPowers@TitanHL.com](mailto:JPowers@TitanHL.com)

Sean Greco 786-877-9220 [SGreco@Gmail.com](mailto:SGreco@Gmail.com)

4302 Henderson Blvd Suite #114 Tampa, FL 33629