

**AMERICAN DREAM**

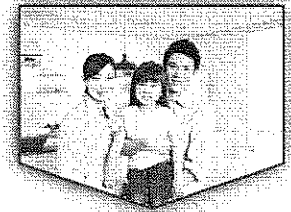
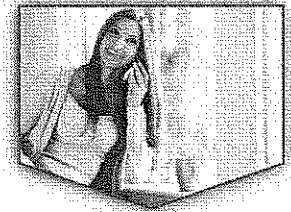
**FHA**

**CONVENTIONAL**

97% LTV *THIS MEANS, YOU WILL GET 97% OF WHATEVER THE SALES PRICE IS. The remaining balance of 3% is your responsibility to pay*	96.5% LTV *THIS MEANS, YOU WILL GET 96.5% OF WHATEVER THE SALES PRICE IS. The remaining balance of 3.5% is your responsibility to pay*	95% LTV *THIS MEANS, YOU WILL GET 95% OF WHATEVER THE SALES PRICE IS. The remaining balance of 5% is your responsibility to pay*
<b>NO PMI !!!!</b> * THIS MAKES YOUR MONTHLY PAYMENT CHEAPER*	PMI REQUIRED *PRIVATE MORTGAGE INSURANCE* EXTRA INSURANCE YOU PAY TO GUARANTEE THE BANK THEIR \$ IF YOU DEFAULT ON THE LOAN. THIS DOES NOT PROTECT YOU AS THE HOMEOWNER, IT PROTECTS THE BANK	PMI REQUIRED *IF YOU HAVE A 20% DOWN PAYMENT, YOU WILL NOT HAVE TO PAY PMI ON A CONVENTIONAL LOAN*
3% DOWN PAYMENT	3.5% DOWN PAYMENT	5% MINIMUM DOWN PAYMENT
NO CREDIT SCORE REQUIRED (no collections within the last year)	620 MINIMUM CREDIT SCORE	620 MINIMUM CREDIT SCORE *620 is the minimum, but your score really needs to be higher, like 680, 700-ish*
1 YEAR OF EMPLOYMENT HISTORY	2 YEARS OF EMPLOYMENT HISTORY	2 YEARS OF EMPLOYMENT HISTORY
INCLUDE REPAIR COSTS IN LOAN AMOUNT *SO, IF YOU'RE BUYING A FORECLOSURE & IT NEEDS A LITTLE WORK, YOU CAN USE THIS LOAN*	INCLUDE REPAIR COSTS IN LOAN AMOUNT (this is called a FHA 203k) *US Bank DOES NOT do FHA 203k loans*	YOU CAN INCLUDE REPAIRS ON A CASE BY CASE BASIS, BUT IT CAN'T BE THAT MUCH
CHAPTER 13 OK AFTER 1 YEAR CHAPTER 7 OK AFTER 2 YEARS	CHAPTER 13 OK AFTER 1 YEAR DISCHARGE OR 1YR MIN GOOD PAYMENT HISTORY & WRITTEN PERMISSION FROM THE COURTS CHAPTER 7 OK AFTER 2 YEARS	CH 13 DIMISSED: OK AFTER 4 YRS. CH 13 DISCHARGED: OK AFTER 2 YRS. CHAPTER 7: OK AFTER 4 YEARS
Foreclosure must wait 7 years	Foreclosure must wait 3 years -If HUD foreclosed on you, you won't be able to buy another HUD home ☹	Foreclosure must wait 7 years
ANNUAL HOUSEHOLD INCOME CAN'T EXCEED \$55,600 FOR ST LOUIS UNLESS YOU BUY A HOUSE IN A LOW/MODERATE INCOME CENSUS TRACT. WWW.FFIEC.GOV/GEocode	NO INCOME LIMITS—BUT YOU HAVE TO MAKE ENOUGH MONEY TO QUALIFY FOR THE NEW LOAN PAYMENTS	NO INCOME LIMITS—BUT YOU HAVE TO MAKE ENOUGH MONEY TO QUALIFY FOR THE NEW LOAN PAYMENTS

## The American Dream Program

Finally... a mortgage program that makes it easier for you to get into the home of your dreams!



### Program features include:

- **Fixed Interest Rate** throughout the Life of the Loan
- **97% Loan to Value** on a New Home Purchase  
In California, Arizona and Nevada 95% Loan to Value
- **U.S. Bank Entry Cost Assistance up to \$3,000**  
A soft second mortgage at zero interest with no monthly payment may be used for down payment, closing costs or prepaids.
- **No Mortgage Insurance**
- **Repair Escrow of up to \$5,000**  
If the property has health and safety repairs and the seller is unable to make them, U.S. Bank will allow up to \$5,000 to be added to the mortgage amount for repairs.
- **Rehabilitation Feature over \$5,000**  
If the health and safety repairs exceed \$5,000 they can be financed based on the lesser of purchase price plus rehab or the after rehab appraised value. This is a modest rehab feature to correct property deficiencies; it is not intended to be a remodeling program.

Give me a call to discuss all of the details! Thank you!

All of  serving you™



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Loan approval is subject to program guidelines. Not all loan programs are available in all states for all loan amounts. Interest rate and program terms are subject to change without notice. Last updated: 1/12/09 Product #s: 3252, 3272 10810111818 Member FDIC