



DOCTOR HOME LOAN PROGRAM



You are a highly trained, well-educated physician finishing school and qualifying to begin your new career. Your current financial picture can frequently be at its most challenging.

Physicians, especially newly qualified ones, are often in the position of having:

- ◆ High student loan debt
- ◆ Newly emerging earning record
- ◆ Minimal money to put down

FORTUNATELY HELP HAS ARRIVED!

FEATURES:

- ◆ Only 3% down required for loans up to \$650,000*
- ◆ Enhanced flexibility in qualifying ratios in regards to your Student Loan Debt (If deferred greater than one year from closing, the payment does NOT have to be included in your Debt-To-Income ratio)
- ◆ Income-based repayments of student loans are acceptable

REQUIREMENTS:

- ◆ Borrower must provide medical degree and employment contract**
- ◆ Home must be your primary residence and not an investment property***
- ◆ Minimum FICO score of 720****

* The loan is an adjustable rate mortgage. Margin is 2.25%. Index: Monthly average yield on the LIBOR adjusted to a constant maturity of one year. Adjustments: Interest rate and payment will adjust every 12 months after the initial adjustment period 60 & 84 months. Mortgage payments do not include taxes and insurance.

** Borrower must be a medical or dental professional listed below and actively practicing in the respective field or beginning new employment or residency within 60 days of closing with all employment contract contingencies resolved. Must be: Medical Residents, Medical Doctors, Doctor of Dental Science, Doctor of Dental Medicine or Surgeon, Doctor of Optometry, Doctor of Ophthalmology, Doctor of Pediatric Medicine, or Doctor of Osteopathy

*** Participating PA counties: Bucks, Chester, Delaware, Philadelphia, & Montgomery. Participating NJ counties: Atlantic, Burlington, Camden, Gloucester, Cape May, Ocean, Hunterdon, and Mercer.

**** For loan-to-values of 80% or less, minimum credit score is 700



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