



# FHA HOME LOAN



## HIGHLIGHTS:

- Minimum down payment of 3.5%.
- Minimum FICO® Score of 580 (or 500-579 with a 10% down payment).
- Maximum DTI ratio of 50%.
- Stable employment history, typically for the past two years.
- Upfront mortgage insurance premium (UFMIP) of 1.75% of the loan amount.
- Funds for closing costs, usually 2-6% of the purchase price.
- The home must be your primary residence.
- The property must meet FHA safety, security, and soundness standards.

## PROS OF FHA LOANS

- Down payments as low as 3.5%.
- Accessible to borrowers with credit scores starting at 580.
- Higher debt-to-income ratios allowed.
- Loans are assumable by home buyers.
- Sellers, builders, or lenders can cover closing costs.

## CONS OF FHA LOANS

- Requires upfront and annual mortgage insurance premiums (MIP).
- Borrowing limits can be lower than conventional loans.
- Properties must meet FHA standards.
- Processing times can be longer due to additional paperwork.
- Interest rates may be slightly higher than conventional loans.

**CALL TODAY FOR DETAILS!**

**TAG LENDING GROUP**

NMLS No. 2329372

Office 305-503-8655

info@taglendinggroup.com

335 S Biscayne Blvd Suite | 2809

Miami, FL 33131.

**SCAN NOW!**

