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**Dan the Loan Man's Super-Valuable Cheat Sheet**

**Down Payments** (many of my loan programs have no/low closing cost options)

100% financing with Cross Collateralization of another property. 300k to 25 Million  
\$0 down – VA. A lender credit can cover most of the closing costs. As little as \$600 out of pocket may be an option  
0 to 2% - FHA or Conventional - via a various down payment assistance programs  
3.5% - FHA (owner occupied). 203k Fixer-Upper loan also available. Max Loan Amount: \$345,000 in Clark County  
3% - 5% - Conventional owner occupied. Rehab loans also available. Max Loan Amount \$510,400  
10% - Conventional Vacation/Second Home. It will be a second home and NOT be rented out) max loan \$510,400  
5% - 25% - Jumbos (loan amounts over \$510,400) 680 min score for 5% down  
10% to 20% - Bank Statement loans. tax returns not required.  
10 to 25% - High-Rise Condos  
20% to 25% - Condotels  
10% - 25% - Construction Loans  
20% - Conventional Investment Property (rental). Rehab loans also available  
25% - Foreign Nationals and ITIN holders  
25 - Private (Hard) Money.

**FHA- MINIMUM SCORES:** 550 for 10% down. 580 for 3.5% down.

**Waiting Periods After Credit Problems**

**FRESH START PROGRAM** One-day after short-sale, foreclosure/BK/Deed in lieu are now available with 15% down. 3 months reserves required. 580 minimum score.

**FHA**

2 yrs after Ch. 7 Bankruptcy (must have re-established some credit after BK)  
Financing available for borrower in the middle of a Ch. 13 BK (must have court approval and most recent 12 months installment payments must be on time)  
3 yrs after Foreclosure and 3yrs after Short Sale (if there were any 30 day mortgage lates prior to short sale)

**Standard Conventional Financing**

4 years after Ch. 7 Bankruptcy - 2 years after Ch.13 Bankruptcy discharge (4 yrs after dismissal)  
4 years after Short Sale - 7 years after Foreclosure

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Apply at: [DanTheLoanMan.com](http://DanTheLoanMan.com) email: [DSherbondy@AllWestern.com](mailto:DSherbondy@AllWestern.com)

“I have 20-proud years in the industry and have closed almost 1000 loans for satisfied clients”

All borrowers subject to credit qualifications. Not all borrowers will qualify as certain restrictions apply on all programs. The information contained in this material is not a guarantee to extend or lend. Terms and conditions are subject to change without notice.  
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