



# Understanding the 203K Renovation Loan



Mike Morgan · Peoples Mortgage · 520.954.7686

LO NMLS: 224433; AZLO-0912532

NMLS: 6274 BK-0904164





## When Can the 203K Loan Work for Me?

If you are looking at a home that would be a perfect fit after a few renovations, or your current home needs a few upgrades or a small addition, this loan is the perfect fit for you.

# Explore the Possibilities...

- Kitchen
- Bathrooms
- Exterior Decks, Patios or Porches
- Major Landscaping

Renovate



- Decking
- Flooring
- Roofing
- Plumbing
- Electrical Systems

Repair



- Windows
- Siding
- Light Fixtures
- Appliances

Replace



- Floor Treatments
- Interior and Exterior Painting
- Modernizing

Remodel

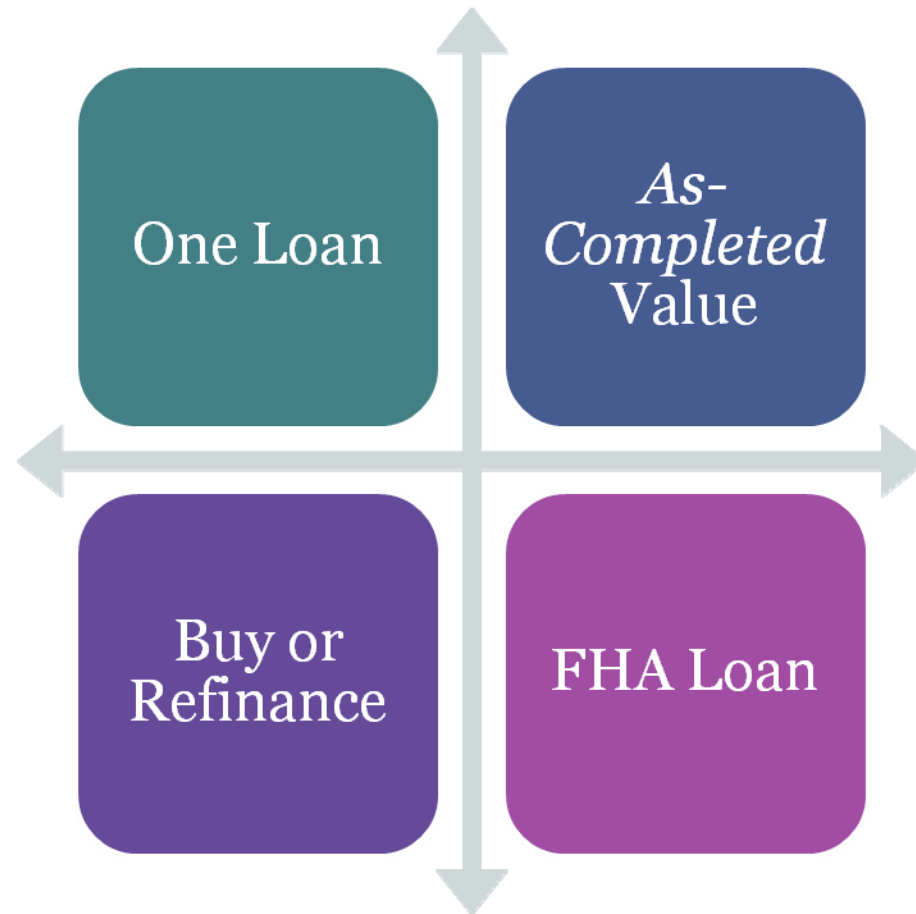


# Why it Works...

- Offers an alternative to second mortgages or HELOCS
- Flexible Qualifying Requirements
- Cost Effective Way to Renovate and Repair
- Ability to buy a home with Repair Contingencies
- Ability to Rehab a neglected or damaged foreclosed property



# Easy Financing



# Making Financing Easy



- ✓ **One Loan**
  - 30 Year Fixed Mortgage Terms
  - Low FHA Interest Rates
  
- ✓ **“As-Completed” Value**
  - Program uses assumed value of home with repairs/renovations
  
- ✓ **Buy or Refinance**
  - Buy a new home with renovation needs
  - Refinance your current home and make the changes you have been wanting
  
- ✓ **FHA Loan Program**
  - Standard FHA guidelines means flexible qualification
  - One Underwriting Review and One Closing

# Program Highlights...



**Minimum and Maximum Rehab costs must be met to be eligible. Restrictions apply regarding self-help projects.**

Call me when you are ready to get started on your home improvement projects.



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morgan@peoplesmortgage.com



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