

FINANCING OPTIONS CHEAT SHEET

	CONFORMING CONVENTIONAL	FHA	USDA	VA - STANDARD	HUD 184
MAX LOAN AMOUNT	\$647,200	\$420,680 (applies to all counties in Oklahoma)	Based on the location of the property	Veteran's entitlement determines maximum loan amount – Up to \$2M*	Dependent upon county where property is located
DOWN PAYMENT	Minimum 3% down (primary residence)	Minimum 3.5% down	No money down for qualified borrowers	No money down with full entitlement	2.25% or 1.25%, if value of property is \$50,000 or less
SECOND HOMES (YES/NO)	Yes	No	No	No	No
INVESTMENT PROPERTY (YES/NO)	Minimum 15% down for 1 unit and 25% down on 2-4 units	No	No	No	No
MULTI-FAMILY HOME (2-4 UNITS) (YES/NO)	Yes	Yes	No	Yes	Yes
INCOME RESTRICTIONS	Standard conventional loans do not have income limits; however, income limits on specialty programs may apply.	None	Household size 1-4: \$91,900 max Household size 5+: \$121,300 max (applies to most counties in Oklahoma)	None	None
MAX SELLER CONTRIBUTIONS	3% if LTV** > 90% 6% if LTV 75.01-90% 9% if LTV ≤ 75% 2% for investment properties	6%	6%	4%	6%



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*Subject to full entitlement. Additional restrictions apply for loan amounts greater than \$1.2 million. **LTV - Loan-to-value. Entries are separate and are not to be construed together as a guideline. Not a commitment to lend. Borrower must meet qualification criteria.

