



- Established in 1988
- Underwriting goal of 2 business days
- 100% committed to our on-time closing goal
- In-house, local services including processing and underwriting
- Access to real-time loan pricing and wide array of programs and products
- Ability to lock a loan quickly in a changing market

OUR MISSION

We exist to use and improve upon our God-given talents to make a positive difference to the lives of our team members, customers, shareholders and the people who provide services to us.



MARY LEE

Senior Loan Officer
NMLS 207942

D: 713.212.3054

marylee@houseloan.com

www.MaryDLee.com

Cornerstone Home Lending, Inc.
1177 West Loop South, Suite 700
Houston, Texas 77027
Company NMLS 2258

*Additional restrictions may apply for certain assets. **Based on veteran's eligibility. Not a commitment to lend. Borrower must meet qualification criteria. Equal Housing Opportunity.

LOAN

HIGHLIGHTS

FHA LOAN |

- Minimum 3.5% down payment required
- Down payment may be a gift from a relative, close friend, or state/local government agency
- Minimum 620 FICO credit score required
- Borrower may have a non-occupant co-borrower (like a parent); larger down payment may be required
- Closing costs may be covered by the seller up to a maximum of 6%
- Two types of mortgage insurance (MI) required
 - Upfront MI - paid when the borrower gets the loan
 - Annual MI - paid monthly as part of the mortgage payment
- Available only for financing a primary residence

CONVENTIONAL LOAN |

- As little as 3% down allowed when one of the borrowers is a first-time buyer
- Flexibility with how mortgage insurance premiums are structured
 - Single-premium
 - Monthly
 - Split-premium
- Maximum 9% third-party contributions allowed based on down payment amount
- Gift funds allowed except on an investment property
- Minimum 620 FICO credit score

JUMBO LOAN |

- Lower down payment requirements
- Up to 80% loan-to-value (LTV) with no MI
- Maximum loan amount is \$3,000,000; fixed-rate and adjustable-rate loans
- Requires a minimum of 12 months in reserves if the LTV is equal to or less than 80%*
- Available for purchase and rate/term refinance
- Available for a primary residence or second home
- Interested party contributions allowed

VA LOAN |

- No down payment required
- Seller can pay all closing costs and up to 4% toward prepaids and funding fee
- No monthly mortgage insurance premiums
- Ability to refinance up to 100% of the home's appraised value and offers cash-out refinance option**