

DON'T BREAK THE BANK:

6 SMART WAYS TO REDUCE YOUR DOWN PAYMENT

The bad news? Most homebuyers are put off by the thought of saving for a 20% down payment. **The good news? Today, that rule no longer always applies.**

PLENTY OF LOANS WITH A LOW DOWN PAYMENT EXIST – RANGING FROM 0 TO 5% – AND THERE ARE ALSO MORE THAN A FEW OPTIONS FOR DECREASING IT:

1. ASK ABOUT A USDA OR VA LOAN.

These don't require a down payment for those who qualify.

2. PAY PMI.*

PMI isn't permanent; record low rates and rising home values may make paying less down right now a good trade-off for PMI.

3. REQUEST LENDER OR SELLER CREDITS.

Getting some or all closing costs credited can make it easier to afford a down payment.

4. SAVE YOUR TAX REFUND.

Getting back over \$3K could cover your down payment completely.**

5. TRY DOWN PAYMENT ASSISTANCE (DPA).

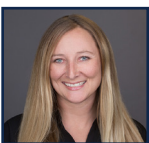
Ask your lender or Google "down payment assistance grants + [your city/county/state]."

6. USE A GIFT.

Tax laws allow loved ones to gift up to \$15K a year tax-free, offsetting some or all upfront buying costs.

SAVING STRATEGY: You can beef up your down payment fund the old-fashioned way in the meantime. Just direct deposit a portion of your paycheck each month into savings. Two years may be the standard for many when saving for 20% down. But saving up for an FHA loan with a down payment as low as 3.5% may take mere months in most states.

CONNECT WITH A LOCAL LOAN OFFICER AND FIND THE DOWN PAYMENT AMOUNT THAT FITS JUST RIGHT.



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Equal Housing Opportunity. *PMI = Private mortgage insurance. **Based on the national average.