

About HOPE

WORKING MISSION

HOPE is a human services organization facilitating initiatives and coordinating services aimed at improving the overall well-being of individuals and families by providing the tools necessary to increase self-sufficiency, promote healthy lifestyles, and enhance quality of life.



HOPE is dedicated to improving the lives of people in our communities.

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Homeownership Program



Helping Overcome Poverty's Existence

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**A Different Approach to
Home Mortgages**

A Different Approach to Home Mortgages

A Changing Environment

The mortgage industry has dramatically changed in recent months and adjustments are constantly being made. Many traditional loan programs are no longer available as 242 major mortgage companies have closed their doors.

As a real estate professional, you and your clients need someone who understands how to structure mortgages in this new environment. HOPE has been helping people reach their goal of homeownership for many years and you can count on us to help your clients do the same.

HOPE will endure the market changes and continue to offer homebuyers affordable mortgage programs.



Confused by the market changes? HOPE can help!

Your Mortgage Solution

HOPE exists to serve the people in our communities. That makes us different than traditional banks and mortgage companies in that we are a non-profit organization dedicated to improving the lives of our clients. That means the loan programs we offer must be in the best interest of our clients.

We protect our clients from getting into a mortgage that may lead to a financial struggle or future devastation. In fact, our affordable programs do not allow a client's mortgage payment (principal and interest) to exceed 25% of their household's monthly gross income.

A Range of Possibilities

- ◆ CONV, FHA, VA
- ◆ USDA Rural Development—Direct and Guaranteed
- ◆ Brokered loans to trusted lenders
- ◆ FAHE in-house market rate loans
- ◆ VHDA, REACH, THDA, NewStart
- ◆ Grants for down payments
- ◆ Lease/purchase options

Our Lending Connections

Through our lending partners, HOPE can still offer loan packages that you may have thought were no longer available:

- ◆ 75/25
- ◆ 80/20 and 80/25
- ◆ 100% with no MI
- ◆ Manufactured homes
- ◆ Lower credit scores
- ◆ Alternative credit
- ◆ Rates as low as 1% (based on income)



AP Payment Calculator

Gross Monthly Income (GMI) (before taxes) x 25% = Payment*

EXAMPLES

\$1,500 GMI	\$375 Payment*
\$2,000 GMI	\$500 Payment*
\$2,500 GMI	\$625 Payment*
\$3,000 GMI	\$750 Payment*
\$3,500 GMI	\$875 Payment*

*Payment is the maximum amount allowed under affordable programs and may be less dependent upon purchase price. Payment does not include taxes and insurance.