

Falcon Mortgage, Inc.

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USDA SEMINAR AT GHAR 3/31/2011

Did you know the USDA loan.....

- Includes condos and townhomes as well as single family residences?
- Allows larger loans than the FHA?
- Encourages larger sales like \$ 385,000 last October in York County although most loans are between \$100K & 250 K?
- Covers homes with in-ground swimming pools?
- Permits loans in the city?
- Has a fast turn time? - In fact, Falcon Mortgage offers a \$500 cash guarantee that you will close on time. (3 week closings are typical with Falcon mortgage)
- Folds improvements and repairs into the loan?
- Has unlimited Seller's Help?
- Includes the kitchen sink - allows the first year's homeowner's insurance, the appraisal, home inspections, Buyer's 1% transfer tax, all title work, Realtor's "Transaction" fees, Repairs, Improvements, and yes, the kitchen sink?
- Buyer can usually move in with less than \$100 out of pocket?

The purpose of the seminar is NOT to teach you the boring and technical financing aspects, but to showcase the opportunities for you as a realtor to broaden your client base. This loan is a terrific tool to help you sell homes whether you are the Listing or Buyer's Realtor.



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