

Falcon Mortgage

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100% USDA Rural Development Program

- ▶ Perfect loan for Single Family Residence, Town Home, or Condominium
- ▶ This is a federally backed loan that requires **No Down Payment** – It is 100% Financing
- ▶ There is no loan limit
- ▶ Little or no Out Of Pocket Closing Costs in most cases
- ▶ Very Low PMI (Private Mortgage Insurance) – gives Buyer low monthly payments
- ▶ Unlimited Gift money allowed
- ▶ Unlimited Seller Contribution towards Closing Costs
- ▶ Minimum Credit Score of 640 is required
- ▶ Financed dwelling must be primary residence
- ▶ Property must qualify as to location
- ▶ Some Maximum Income Limit Restrictions Apply - For Example:

Pennsylvania Income Limits Table [effective as of 6/13/18]

County	1-4 Person Household	5-8 Person Household
Adams	\$86,100	\$113,650
Allegheny, Beaver, Butler, Fayette, Washington Westmoreland	\$87,400	\$115,350
Cumberland, Dauphin, Perry	\$86,450	\$114,100
Centre	\$94,750	\$125,050
Carbon, Lehigh, Northampton	\$85,800	\$113,250
Bucks, Chester, Delaware, Montgomery	\$100,500	\$132,650
Lancaster	\$84,900	\$112,050
Monroe	\$85,250	\$112,550
Pike	\$84,650	\$111,750
York	\$85,450	\$112,800
All Other Counties	\$82,700	\$109,150

Please Call or e-mail any questions you have on this terrific program

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