Realtor Cheat Sheet

Down Payment, Loan Amounts & Credit for Top 5 Purchase Loans

	Trayment, Loan Amounts d	-	
Loan Type	Primary Home	Second Home	Rental Home
Conventional Loans			
Down Payment (min) / LTV & Credit Score (min)	3% / 620 5% / 620	10% (90% LTV) / 620	15% (85% LTV) / 620 / 1 Unit 75% LTV / 2 - 4 Units
Jumbo Loans			
Down Payment (min) / LTV & Credit Score (min)	10% to \$900K / 710 20% to \$5M / 700	20% (80% LTV) to \$3M / 700	
FHA Loans			
Down Payment (min) / LTV & Credit Score (min)	3.5% (96.5% LTV) / 580	NOT AV	AILABLE
VA Loans			
Down Payment (min) / LTV & Credit Score (min)	0% (100% LTV) / 580	NOT AV	AILABLE
USDA Loans			
Down Payment (min) / LTV & Credit Score (min)	Not Required /640	NOT AV	AILABLE
	MAX SELLER CONC	ESSIONS ALLOWED	
Conventional	3% 6% with at least 10% down	6%	2%
Jumbo	6%	0 to 3%	
FHA	6%		
VA	4%		
USDA	6%		
	GIFT MONEY FOR DO	WN PAYMENT RULES	
Conventional	Yes	Yes, but at least 5% must come from the borrower's personal funds	
FHA	Can be 100% gift as long as it's not coming from an interested party	Yes, but at least 5% must come from the borrower's personal funds	
VA	Yes, but limitations		GIFT NOT ALLOWED
Jumbo	Yes. but limitations		
USDA	Yes, but limitations		



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Loan Type Primary Home Second Home Rental Home Conventional Loans 3% / 620 10% (90% LTV) / 620 15% (85% LTV) / 620 / 10//// 56% LTV) / 620 / 10//// 56% LTV / 2 - 4 Units Down Payment (min) / LTV & Credit Score (min) 3% / 620 20% (80% LTV) / 620 15% (85% LTV) / 620 / 10//// 10//// 10//// 10/// 10//// 10/// 10/// 10//// 10//// 10//// 10//// 10///// 10///// 10////////
Down Payment (min) / LTV & Credit Score (min) 3% / 620 5% / 620 10% (90% LTV) / 620 15% (85% LTV) / 620 / 1 Unit 75% LTV / 2 - 4 Units Jumbo Loans Jumbo Loans Jumbo Loans Jumbo Loans Jumbo Loans Down Payment (min) / LTV & Credit Score (min) 10% to \$900K / 710 20% (80% LTV) to \$3M / 700 20% (80% LTV) to \$3M / 700 Jumbo Loans Down Payment (min) / LTV & Credit Score (min) 3.5% (96.5% LTV) / 580 NOT AVAILABLE Jumbo Loans Down Payment (min) / LTV & Credit Score (min) 0% (100% LTV) / 580 NOT AVAILABLE Jumbo Loans Down Payment (min) / LTV & Credit Score (min) 0% (100% LTV) / 580 NOT AVAILABLE Jumbo Loans Down Payment (min) / LTV & Credit Score (min) Not Required /640 NOT AVAILABLE Jumbo Loans Down Payment (min) / LTV & Credit Score (min) Not Required /640 NOT AVAILABLE Jumbo Loans Down Payment (min) / LTV & Credit Score (min) Not Required /640 NOT AVAILABLE Jumbo Loans Ltrue Ltrue S% 6% with at least 10% down 6% 2% Jumbo Loans Ltrue Ltrue Ltrue Ltrue Ltrue Ltrue Ltrue Ltrue </th
Credit Score (min) 5% / 620 IDA (90,% (10) / 620 75%, LTV / 2 - 4 Units Jumbo Loans Jumbo Loans Jumbo Loans Jumbo Loans Jumbo Loans Down Payment (min) / LTV & Credit Score (min) 10% to \$900K / 710 20% to \$5M / 700 20% (80%, LTV) to \$3M / 700 FHA Loans Down Payment (min) / LTV & Credit Score (min) 3.5% (96.5% LTV) / 580 NOT AVAILABLE IDS (100%, LTV) / 580 NOT AVAILABLE Down Payment (min) / LTV & Credit Score (min) 0% (100%, LTV) / 580 NOT AVAILABLE IDS (100%, LTV) / 580 NOT AVAILABLE Down Payment (min) / LTV & Credit Score (min) Not Required /640 NOT AVAILABLE IDS (100%, LTV) / 580 NOT AVAILABLE Down Payment (min) / LTV & Credit Score (min) Not Required /640 NOT AVAILABLE IDS (100%, LTV) / 580 NOT AVAILABLE Down Payment (min) / LTV & Credit Score (min) Not Required /640 NOT AVAILABLE IDS (100%, IDS (100\%,
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Credit Score (min) Not Required 7040 Not AVAILABLE MAX SELLER CONCESSIONS ALLOWED Conventional 3% 6% with at least 10% down 6% 2% Jumbo 6% 0 to 3% 0 FHA 6% 0 0
Conventional3% 6% with at least 10% down6%2%Jumbo6%0 to 3%FHA6%0
Conventional6% with at least 10% down6%2%Jumbo6%0 to 3%0FHA6%00
FHA 6%
VA 4%
USDA 6%
GIFT MONEY FOR DOWN PAYMENT RULES
Conventional Yes Yes, but at least 5% must come from the borrower's personal funds
FHA Can be 100% gift as long as it's not Yes, but at least 5% must come
coming from an interested party from the borrower's personal funds
VA Yes, but limitations from the borrower's personal funds
GIFT NOT ALLOWED

