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

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\%,
Down Payment (min) / LTV & Credit Score (min)     10% to \$900K / 710 20% (80% LTV) to \$3M / 700       FHA Loans     20% (80% LTV) to \$3M / 700       Down Payment (min) / LTV & Credit Score (min)     3.5% (96.5% LTV) / 580     NOT AVAILABLE       VA Loans     0% (100% LTV) / 580     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     0% (100% LTV) / 580     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     0% (100% LTV) / 580     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     2%       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     2%       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     2%       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     2%       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Loans     Comod Statter     Statter     Sta
Credit Score (min)     20% to \$5M / 700     20% (80% LTV) to \$3M / 700       FHA Loans     20% to \$5M / 700     20% (80% LTV) to \$3M / 700       Down Payment (min) / LTV & Credit Score (min)     3.5% (96.5% LTV) / 580     NOT AVAILABLE       VA Loans     0% (100% LTV) / 580     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     0% (100% LTV) / 580     NOT AVAILABLE       USDA Loans     0% (100% LTV) / 580     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     6%     0 to 3%       FHA     6%     0 to 3%
Down Payment (min) / LTV & Credit Score (min)     3.5% (96.5% LTV) / 580     NOT AVAILABLE       VA Loans     0% (100% LTV) / 580     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     0% (100% LTV) / 580     NOT AVAILABLE       USDA Loans     0% (100% LTV) / 580     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Down Payment (min) / LTV & Credit Score (min)     Not Required /640     NOT AVAILABLE       Conventional     3% 6% with at least 10% down     6%     2%       Jumbo     6%     0 to 3%     2%       FHA     6%     0 to 3%     0
Credit Score (min)   3.5% (90.5% FTV) / 580   NOT AVAILABLE     VA Loans   0% (100% LTV) / 580   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   0% (100% LTV) / 580   NOT AVAILABLE     USDA Loans   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Gredit Score (min)   G%   G%   G%   G%     Down Payment (min) / LTV & Gredit Score (min)   G%   G%   G%
Down Payment (min) / LTV & Credit Score (min)   0% (100% LTV) / 580   NOT AVAILABLE     USDA Loans   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   Not Available     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   Not Available     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   Not Available     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   Not Available     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   Not Available     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   Not Available     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   O Not Available     Lto Experiment (min) / LTV & Credit Score (min)   Not Required /640   O Not Available     Lto Experiment (min) / LTV & Credit Score (min)   Not Required /640   O Not Available     Lto Experiment (min) / LTV & Credit Score (min)   Not Required /640   O Not Available
Credit Score (min)   0% (100% ETV) / 530   NOT AVAILABLE     USDA Loans   Not Required /640   NOT AVAILABLE     Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     MAX SELLER CONCESSIONS ALLOWED   Max Seller Concessions allowed   2%     Conventional   3% 6% with at least 10% down   6%   2%     Jumbo   6%   0 to 3%   E
Down Payment (min) / LTV & Credit Score (min)   Not Required /640   NOT AVAILABLE     MAX SELLER CONCESSIONS ALLOWED   MAX SELLER CONCESSIONS ALLOWED     Conventional   3% 6% with at least 10% down   6%   2%     Jumbo   6%   0 to 3%   1     FHA   6%   6%   1
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%
<b>VA</b> 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

