

*Ask about our
low down payment
mortgage options!*



Pennsylvania Preferred Mortgage
is a participating lender in

HomeReady™ by Fannie Mae

HomeReady™ by Fannie Mae is a low down payment mortgage product designed for creditworthy, low- to moderate-income borrowers, with expanded eligibility for financing homes in low-income communities.

Borrower Benefits: Accessible and Sustainable Financing

- **Low down payment.** Up to 97% financing for purchase of a primary residence (1-unit properties).
- **Flexible sources of funds** can be used for the down payment and closing costs with no minimum contribution required from the borrower's own funds (1-unit properties).
- **Extended-income household (EIH)** may allow non-borrower income to be considered toward the borrower's debt-to-income ratio when qualifying the borrower for the mortgage.¹
- **Lower than standard MI coverage requirements** for loans with loan-to-values (LTV) greater than 90%, up to 97%.
- **Homeownership education** helps buyers get ready to buy a home and be prepared for the responsibilities of homeownership. The required training offers an easy-to-use, online course provided by Framework.

Contact me for more information about HomeReady™!

HomeReady™ is a trademark of Fannie Mae.

1. Non-borrower income must be at least 30 percent of the total monthly qualifying income being used by the borrower(s). The non-borrower must 1) document his or her income, and 2) sign a statement of intent to reside with the borrower(s) for a minimum of 12 months. Other terms, conditions, and requirements may apply.

All first mortgage products are provided by Prosperity Home Mortgage, LLC dba Pennsylvania Preferred Mortgage. (877) 275-1762. Prosperity Home Mortgage, LLC products may not be available in all areas. Not all borrowers will qualify. Licensed by the NJ Department of Banking and Insurance. Licensed by the Delaware State Bank Commissioner. Also licensed in District of Columbia, Georgia, Indiana, Maryland, Michigan, North Carolina, Pennsylvania, South Carolina, Tennessee, Virginia, and West Virginia.

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