FAIRWAY®
INDEPENDENT MORTGAGE CORPORATION

Attention: Baltimore

Access Exclusive Assistance With Freddie Mac BorrowSmart®

Short on funds for the down payment or closing costs on a loan transaction? Fairway Independent Mortgage Corporation provides financing options that can help!

Fairway is proud to offer the Freddie Mac BorrowSmart® program, which can assist with the down payment and/or closing costs required on a loan. We are able to offer programs that provide assistance ranging from $1,000 to $10,000, based on the area median income (AMI).

Program Highlights:

- Assistance funds can be used for required down payment, closing costs and/or reserves and do not have to be repaid.
- Assistance funds can be used in conjunction with other down payment assistance (DPA)* programs.
- The moderate-income program (greater than 80% and less than or equal to 100% AMI and located in a high-needs area) will equate to $1,000 in down payment/closing cost assistance.
- The low-income program (greater than 50% and less than or equal to 80% AMI) will equate to $1,250 in down payment/closing cost assistance.
  - If located in a geo-targeted area, amount will equate to a total of $8,750 ($1,250 + $7,500) in down payment/closing cost assistance.
- The very-low-income program (less than or equal to 50% AMI) will equate to $2,500 in down payment/closing cost assistance.
  - If located in a geo-targeted area, amount will equate to a total of $10,000 ($2,500 + $7,500) in down payment/closing cost assistance.
- Pre-purchase homebuyer counseling is required for all borrowers.
- Assistance funds are eligible for use with home affordable agency direct products (fixed-rate and adjustable-rate mortgage products).

Note: Loan approval is subject to credit approval and program parameters. Freddie Mac BorrowSmart® can only be used in conjunction with the Freddie Mac Home Possible® or Freddie Mac HomeOne® first mortgage. Pre-purchase counseling session is required. GreenPath/HPF will provide counselor information; fee of $99 must be paid by borrower.

Let Fairway help you with your home-buying needs. For more details, contact:

FAIRWAY® INDEPENDENT MORTGAGE CORPORATION | BRAGAW TEAM

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