

**Neighborhood Housing Services Silicon Valley (NHSSV)– Lending Department**

Neighborhood Housing Services Silicon Valley is certified by the US Department of Treasury as a Community Development Financial Institution (CDFI); and is the first and only community-based non-profit corporation in California that is approved as a direct servicer by Fannie Mae. NHSSV is also a member of the NeighborWorks America Network, a national affiliation of 235 independent, community-based nonprofit organizations committed to community preservation & revitalization.

**Mortgage Loans – Eligibility & Income Requirements**

*Total expenses including PITI not to exceed 40% of borrower’s gross income*

Actual Sales Price	Minimum 3% Down Payment	20% Down Payment	Loan Amount with 20% Down Payment	Principal/Interest Monthly Payment (+)	Property Taxes Monthly Payment (+)	Hazard Insurance Monthly Pmt (+)	(=) TOTAL PITI <sup>1</sup> (Principal, Interest, Taxes & Insurance)
\$495,000	\$15,000	\$99,000	\$396,000	\$2,006.47	\$515.63	\$115.50	\$2,637.60** (4.813% APR)
\$354,000	\$11,000	\$70,800	\$283,200	\$1,434.93	\$368.75	\$82.60	\$1,886.28** (4.866% APR)
\$310,000	\$9,300	\$62,000	\$248,000	\$1,256.58	\$322.92	\$72.33	\$1,651.83** (4.896% APR)
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>• Credit Score of at least 640</li> <li>• No bankruptcy within the last 4 years</li> <li>• No Foreclosure within the last 4 years</li> <li>• 2 years of steady employment</li> <li>• Down Payment &amp; Closing Cost funds seasoned for at least 90 days (borrower’s own funds).</li> <li>• Private Mortgage Insurance required with down payments of less than 20%.</li> <li>• If Condo Unit or PUD monthly association dues required paid monthly</li> </ul> <p><sup>1</sup>PITI based on 4.5% fully amortized for 30 years</p>						

- If you are ready to **qualify for a mortgage loan** – CALL **NHSSV’s loan officer**  
Karen Nguyen (DRE #01464971 & NMLo #248488) at 408.579.6521 or email [KNguyen@NHSSV.org](mailto:KNguyen@NHSSV.org)
- If you need **FREE pre-purchase financial mortgage counseling** – Call NHSSV’s **pre-purchase counselor**  
Stephanie Vang at 408.579.6512 or email [SVang@NHSSV.org](mailto:SVang@NHSSV.org)
- If you need a **Realtor** to purchase a home call or email **NHSSV Realtors:**  
Call Edgar Meneses (DRE #01419445) 408.579.6531 or email [EMeneses@NHSSV.org](mailto:EMeneses@NHSSV.org) or  
Samantha Trevino (DRE #01743659) 408.579.6530 or [STrevino@NHSSV.org](mailto:STrevino@NHSSV.org)

\*\* Terms and conditions subject to change without notice. This is for informational purposes only and does not represent a commitment to lend. The above scenarios are based on an interest rate of 4.5% and an APR corresponding with the aforementioned Total PITI scenarios.  
See NHSSV for details\*\*

Brokerage: Neighborhood Housing Services Silicon Valley DRE #01324196 & NMLS #259971  
Broker: Robyn Van Ekelburg Licensed by CA DRE #01336834 & NMLS #334668

