

GMCC Celebrity CRA

0% down, \$726K, NO MI

8.1% rate. APR 8.3%

As of 10-16-2023, FICO 760, DTI 45% if qualified

All programs/rates are subject to change and underwriting approval without advance notice, additional restrictions might apply. This does not represent any credit decision.

- Primary Purchase CRA Special, 0-5% down, **No MI, full doc, DTI 45%**:
100% LTV, \$726K FICO 660+
95% LTV, \$1.089M high balance limit FICO 680+
- **Conforming and High Balance OK**
- Min borrower contribution = \$500; 2 months reserve
- Not limited to first-time home buyers, cannot own any other property at closing
- Limited to selected counties in 5 states (CA, MA, NC, SC, VA)
- Majority of counties in Bay Area / Southern Cal are qualified
- Subject to MFI (Median Family Income):
If first generation buyer or located in Majority /Minority Income limit up to 150% of MFI
If both qualified. Can be 200% MFI. (ie, Santa Clara county up to \$363k; San Francisco up to \$350k for income limit)

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INTEREST RATES AND ANNUAL PERCENTAGE RATES (APRS) ARE BASED ON CURRENT MARKET RATES, ARE FOR INFORMATIONAL PURPOSES ONLY, ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY BE SUBJECT TO PRICING ADD-ONS RELATED TO PROPERTY TYPE, LOAN AMOUNT, LOAN-TO-VALUE, CREDIT SCORE AND OTHER VARIABLES—CALL FOR DETAILS. THIS IS NOT A CREDIT DECISION OR A COMMITMENT TO LEND. DEPENDING ON LOAN GUIDELINES, MORTGAGE INSURANCE MAY BE REQUIRED. IF MORTGAGE INSURANCE IS REQUIRED, THE MORTGAGE INSURANCE PREMIUM COULD INCREASE THE APR AND THE MONTHLY MORTGAGE PAYMENT. ADDITIONAL LOAN PROGRAMS MAY BE AVAILABLE. APR REFLECTS THE EFFECTIVE COST OF YOUR LOAN ON A YEARLY BASIS, TAKING INTO ACCOUNT SUCH ITEMS AS INTEREST, MOST CLOSING COSTS, DISCOUNT POINTS (ALSO REFERRED TO AS "POINTS") AND LOAN-ORIGINATION FEES. ONE POINT IS 1% OF THE MORTGAGE AMOUNT (E.G., \$1,000 ON A \$100,000 LOAN). YOUR MONTHLY PAYMENT IS NOT BASED ON APR, BUT INSTEAD ON THE INTEREST RATE ON YOUR NOTE. ADJUSTABLE-RATE MORTGAGE (ARM) RATES ASSUME NO INCREASE IN THE FINANCIAL INDEX AFTER THE INITIAL FIXED PERIOD. ARM RATES AND MONTHLY PAYMENTS ARE SUBJECT TO INCREASE AFTER THE FIXED PERIOD: ARMS ASSUME 30-YEAR TERM.

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