



HOME LOAN RESCUE

F&B Financial Group proudly provides a portfolio loan solution for borrowers who, because of a temporary defect, do not fit the traditional mortgage loan profile. Our portfolio loan program is a perfect solution to allow a borrower to finance a home loan now rather than waiting until the defect is cured. Often times the defect is specific to the property and not the borrower. Our loan program provides an option for a borrower to acquire a home that does not meet traditional lending guidelines because of the condition of the property.

Please visit us online at www.fandbfin.com or contact us directly at **314.567.9795**

EXAMPLE SCENARIOS & RECENT LOAN DETAILS

- Bridge Financing – Borrower needs to finance the purchase of a new home but will not sell their existing home until after closing
- Borrower was recently divorced and has only received a few months of child support/alimony payments and not the required 6 months per Fannie/Freddie
- The subject property does not meet Agency min standards but the borrower intends on renovating immediately after acquisition

PROGRAM DETAILS

- Up to 95% financing available
- No PMI
- No Escrow Account
- 3-6 month balloon payment due
- Loans from \$50,000 to \$453,100