

EXPLORE OUR MORTGAGE MENU

Get a fresh home loan made just for you!

CONVENTIONAL

The Most Popular Mortgage Selection

- As low as 3% down payment for eligible homebuyers
- Perfect credit not required - Minimum 620 score
- Option to roll renovation/construction costs into the loan
- One-to-four-unit homes, approved and warrantable condos, townhomes, planned unit developments, and manufactured homes
- Good for primary residences, second homes, and investment properties

FHA

First-Time-Buyer Friendly & Flexible Credit Requirements

- As low as 3.5% down payment
- Perfect credit not required - Minimum 500 score
- 203(k) renovation option
- HUD REO - Buy a home for as low as \$100 down
- Good Neighbor Next Door - Discounted prices for local teachers and heroes
- Good for primary residences - One-to-four-unit homes, approved condos, townhomes, and manufactured homes

VA

No Money Down for U.S. Veterans and Active-Duty Military

- No down payment required in most cases (based on VA entitlement)
- Closing costs are capped and seller can contribute up to 4% in concessions
- Perfect credit not required - Minimum 580 score allowed
- Good for primary residences - One-to-four-unit homes, approved condos, and manufactured homes

USDA

No Money Down for Rural Homebuyers

- No down payment required
- Property must be in an eligible USDA rural area - Some suburbs may qualify
- Minimum credit score determined by GUS¹
- Low-to-moderate household income limits apply
- Good for primary residences - One-unit homes, approved condos, and manufactured homes

1. Requires guaranteed underwriting system (GUS) approval. GUS is an automated program lenders use to qualify borrowers based on USDA guidelines. 2. Upfront extended lock fee applies (refundable if borrower is not approved for the loan). 3. Pending approval of the appraisal. 4. Not all loans may qualify for Express Closing. Additional restrictions, requirements, and underwriting conditions may apply. Program details are subject to change without notice. 230036_FL (10/9/2023)



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JUMBO

Buy Bigger or Better - or in a Pricier Market

- As low as 10% down payment
- Loan amounts higher than the current conforming limit (\$726,200 in most counties) and up to \$4 million
- Perfect credit not required - Minimum 620 score
- Good for primary residences, second homes, and investment properties

NON-QUALIFIED MORTGAGE (NON-QM) For Homebuyers in Unique Situations

- Allows approved assets and restricted stock units (RSU) instead of traditional income sources
- As low as 10% down without mortgage insurance
- Up to 50% of pretax monthly income allowed towards paying debts
- Financing for barndominiums and non-warrantable condos
- Debt-service coverage ratio (DSCR) investment loan allows qualifying with rental cash flow instead of personal income
- Financing for homebuyers with individual tax identification numbers (ITIN)
- HELOC options (coming soon)

SPECIALTY PROGRAMS Even More Ways to Finance a Home

- Down payment assistance for qualified buyers
- One-time close construction loans (conforming and FHA loan amounts only)
- As low as 3% down for doctors and medical professionals
- Temporary buydowns - Reduce your rate for the first few years on the loan
- 3.5% or 5% in down payment assistance on FHA/USDA loans

THE CORNERSTONE DIFFERENCE Our Signature Products & Enhanced Services

- 100% commitment to closing loans on time
- In-house processing, underwriting, closing, funding, and servicing
- Up to 360-Day Rate Locks - Protect yourself from rising rates and higher mortgage payments²
- CashEdge[®] - Move fast with a contingency-free offer
- Equity Access Loan - Quickly turn equity into cash without losing the rate on your existing home loan
- Bridge Loan - Buy a new home before selling the current one
- Early Bird Approval - Cash-buying power with a full loan approval before you make an offer³
- 10-Day Close - Close your loan in 10 days
- Express Closing - Reduces the typical hour-long (or longer!) closing day to 15 minutes⁴



Cornerstone Home Lending

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