Current Lending Programs (Jan 2026)

Conventional Loans: $832,750 max loan amount. 3% max seller concessions with 10% or less down. Up to 6% with 10-25% down and 9% with 25%+ down. Primary res: 5% down minimum (3% if at least one borrower is a first time buyer or HomeReady/HomePossible eligible), Second/Vacation home: 10% down minimum, Investor: 15% down minimum (2% max concessions). No minimum FICO score requirement.

FHA Loans: $541,287 max loan amount. 3.5% minimum down payment with 580 minimum FICO score. Up to 6% seller concessions allowed (can't go toward down payment). Gift or loan from family member or close friend allowed as down payment source. Can go as low as 550 FICO score with 10% down.

VA Loans: $0 down for active duty or retired military. Up to $1,000,000 $0 down with full eligibility, can go higher with some $$ down. 580 minimum FICO score. Up to 4% seller concessions allowed.

USDA Loans: 100% financing in rural areas. Up to 6% seller concessions. Up to 2% closing costs can be added to loan amount. Income limits: $119,850 up to 4 person families, $158,250 for 5+ person families.

Nova Advantage DPA: 3.5-5% down payment assistance (based on sales price). Scores as low as 640, 680 for manufactured (no single-wides). No income limits, no first time buyer restrictions. Forgivable after 5 years. 5/1 ARM or 30 Yr Fixed. Fully repayable options at lower rates with 660+ score.

DSCR / Investor: Perfect for clients with multiple properties. Qualify based on cashflow. Up to 80% LTV with 720 FICO, 70% with as low as 640 score. Loan amounts up to $4MM, take title in corporation or LLC allowed.

Self-Employed: Qualify with just 1099s, P&L or Bank Statements

Doctor / Physician / Graduate Loans: 100% LTV with no MI up to $2,000,000 for MD, DO, DDS, DMD, PharmD, CRNA, VMD, DPM. 95% LTV with no MI up to $1.5M for any 4+ year college graduate.

Jumbo Loans: Loan amounts up to $5,000,000. Fixed rates or ARMs, As low as 5% down with no MI up to $2.5MM (primary residence). Second home and investor financing also available. 6% Seller Concessions allowed

Manufactured Homes: FHA or VA: June 15, 1976 or newer on permanent foundation, single-wides okay with 400 square feet minimum. Conventional: primary residence or 2nd home allowed. Properties on leased land, mobiles classified as chattel and investment manufactured – case by case basis.

Casitas: Must have heating and cooling and be permitted as a residence. No minimum size requirement as long as there are comparable sales that support the value.

Temporary Buydown Options: 3/2/1, 2/1 or 1/0 on all FHA, VA, USDA or Conventional. Lender or seller-paid.

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