



**Don't Be Afraid to Buy a Fixer**

## FHA STREAMLINE 203K

Great for buying distressed properties, foreclosures, fixers, REO or short sale properties.

- \*Many repairs are allowed excluding structural repairs, pools and room additions
- \*Maximum of \$35,000 for repairs and rehabilitation
- \*Loan amounts up the maximum Jumbo FHA limit in your county
- \*No inspection required for repairs under \$15,000
- \*Minimum 640 Fico score required
- \*50% of the improvement proceeds are disbursed shortly after closing (the remainder upon completion)
- \*Improve on your existing home instead of moving

**The FHA 203K Streamline program** allows you to purchase or refinance a home that needs up to \$35,000 of rehabilitation repair work. The repair work can be financed over and above the contracted sales price or appraised value with the total being added to the final loan amount! You can complete the work yourself or by using a licensed contractor.

*Call Today!*

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### **Examples of Eligible Improvements:**

Electrical or plumbing repairs and upgrades  
Interior and exterior painting  
Flooring and carpeting  
Recondition or replacement of heating/air conditioning units  
Replacement of roofing, gutters and downspouts  
Minor remodeling such as kitchens and baths  
Weatherization such as windows, insulation and weather stripping  
Appliances (when at least \$5,000 of basic repairs are also being done)