



Together, let's make it happen.

The mortgage loans we offer include:

Conventional

- 3% down payment
- Fixed or adjustable interest rates

Jumbo

- 10% down payment
- Loans greater than \$766,550
- Fixed or adjustable interest rates
- No PMI required when certain conditions are met¹

FHA (Federal Housing Administration)

- 3.5% down payment
- Government insured

VA (Veterans Affairs)

- 100% Financing²
- For qualified veterans, reservists, active duty and eligible family members

Freddie Mac Home Possible®

- 3% down payment
- Reduced PMI³
- Down payment can be gift funds
- Income limits may apply

Fannie Mae HomeReady®

- 3% down payment
- Reduced PMI
- Down payment can be gift funds
- Income limits may apply

NCHFA (North Carolina Housing Finance Agency)

- Down payment assistance
- Reduced PMI³
- Income limits apply



**NORTH STATE
BANK**

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USDA (United States Department of Agriculture)

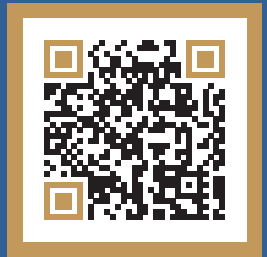
- 100% Financing²
- Property must be eligible
- Income limits apply

No Down Payment

- Finance up to 100% of purchase price or appraised value (the lesser of the two)
- Maximum loan amount is \$350,000
- Closing costs cannot be financed
- Available to all borrowers, not just first-time homebuyers
- Fixed-rate term
- PMI not required³
- Completion of a homebuyer education course is required
- Residence must be located in Wake, New Hanover or Johnston counties
- Borrower income must be 80% or less of AMI⁴

Manufactured Home

- Primary residence or second home
- Permanent foundation required
- Home must have been built after June 15, 1976
- Must have HUD Certification Label and HUD Data Plate⁵
- Multi-wide homes only



[NorthStateBank.com](https://www.northstatebank.com)

Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Restrictions may apply. ¹Loans from \$766,551 to \$3,000,000 (maximum loan amount), primary residences only. ²The VA and USDA allow the borrower to finance up to 100% of the purchase price of their primary home, if the value is supported. Credit may exceed the fair market value of the dwelling. Interest on the portion of the credit extension that is greater than the fair market value of the dwelling is not tax deductible for federal income tax purposes. Consumers should consult their tax advisors for information regarding the deductibility of interest and charges. ³Private Mortgage Insurance. ⁴Area Median Income. ⁵U.S. Department of Housing and Urban Development. 1/2024.