



MOODY
MORTGAGE TEAM
IN PARTNERSHIP WITH EDGE HOME FINANCE



OUR LOAN PROGRAM OFFERINGS

Residential

3.5% Down FHA

3% & 5% Down Conventional

0% Down USDA & VA

Construction Loans - FHA, VA,
Conventional

FHA 203k & Conventional Renovation

Investor Loans: Qualify on Cash Flow
of Property (DSCR)

Bank Statement Loans: For Business
Owners

3-2-1 and 2-1 Rate Buydowns

Manufactured Homes - Can be on
owned lot or park

Floating Homes

HELOC's, 2nd Mortgages

All in One First Mortgage & HELOC

Jumbo Loans \$5 million+

Down Payment Assistance - 100% LTV
Financing

Qualify on 1099 - Gig workers, Uber

Reverse Mortgage

Vacant Land

**HUD 184 - Native American Home
Loan**

**Close in Entities, Trusts, & LLC's
ITIN & Foreign Nationals**

Community Mortgage - Qualify
without Debt to Income Ratio

Low Credit & Credit Events -
Foreclosure, Bankruptcies, etc.

Bridge Loans

Non Warrantable Condos

Commercial

**Commercial loan balances up to \$100
million+**

Apartment Complexes, Shopping
Centers, Warehouses, Stores

Agricultural, Income Producing Farms

Fix and Flip Projects

**Small Business Administration Loans
(SBA)** - Up to \$5 million

Portfolio - Combine several rentals into
one loan

**Nearly Any Commercial Property - We
Have a Loan For It!**

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