



American Security
MORTGAGE CORP

- ✓ Low Down Payments
- ✓ No PMI Options
- ✓ Special Incentives for Qualified Buyers

 **1020 SUMTER POINTE WAY**
KNIGHTDALE, NC 27545

SPECIAL FINANCING AVAILABLE ON ELIGIBLE HOMES IN **RUTLEDGE LANDING**

Powerful Mortgage Programs and
Exclusive Pricing Incentives.*

3 GREAT PROGRAMS. MORE WAYS TO SAVE.



PROGRAM 1 100% FINANCING NO PMI

- ✓ Not just for first-time home buyers
- ✓ 100% financing with NO PMI
- ✓ Max income: 200% of Area Median Income (Wake County)
- ✓ Max DTI: 45% of gross income
- ✓ Min credit score: 640
- ✓ Buyers must contribute a minimum of \$500
- ✓ No seller maximum contribution limits
- ✓ Can be combined with Program 2
- ✓ Primary residences only



PROGRAM 2 UP TO \$15,000 IN CLOSING COST ASSISTANCE

- ✓ Up to \$15,000 in closing costs/ down payment assistance
- ✓ Not an NC Housing program
- ✓ Forgivable over 5 years with 20% forgiveness starting Year 1
- ✓ Min credit score: 640
- ✓ Can be combined with a Fannie Mae Conventional loan or Program 1
- ✓ Income limits same as Program 1
- ✓ **Up to \$15,000 available for eligible contracts executed before September 30, 2026. Assistance amount is scheduled to decrease thereafter, subject to program availability.**
- ✓ Primary residences only



PROGRAM 3 FHA LOAN WITH \$10,000 ASSISTANCE

- ✓ FHA loan with \$10,000 in day one forgivable closing cost assistance
- ✓ Buyers still required to bring 3.5% down payment
- ✓ Income limits same as Program 1
- ✓ Min credit score: 620
- ✓ \$10,000 applied as closing cost credit
- ✓ Counts toward the 6% seller-paid maximum contribution limit for FHA loans
- ✓ Primary residences only



ELIGIBLE HOMES MAY QUALIFY FOR ENHANCED LOAN PRICING

Rutledge Landing is in a LMIT (Low to Moderate Income Tract) and a MMCT (Majority Minority Census Tract) – which may help provide enhanced loan pricing through participating loan programs.

Eligible properties may receive a pricing incentive that can reduce the interest rate compared to standard pricing.

**ACTUAL INTEREST RATE REDUCTIONS VARY
BASED ON LOAN TYPE, CREDIT PROFILE,
OCCUPANCY, LOAN AMOUNT, AND CURRENT
MARKET PRICING.**



EXAMPLE: If today's standard conventional rate for a 3% down payment loan is 6.5% for properties that do not meet the above parameters, eligible homes in Rutledge Landing may receive enhanced pricing compared to standard pricing.

Rates are determined by credit worthiness and other factors. The pricing incentive is applied to the interest rate, not as a "discount fee cost."



DON'T MISS OUT ON THESE EXCLUSIVE OPPORTUNITIES!
CONTACT US TODAY TO SEE HOW YOU CAN BUY IN RUTLEDGE LANDING.

Chris Murray (919) 443-1600
Chris@thechrismurrayteam.com
NMLS#103453

American Security Mortgage Corp NMLS # 40561

Not a commitment to lend. Financing subject to credit approval, underwriting approval, property eligibility and program availability. Interest rates, APRs, loan programs and assistance amounts are subject to change without notice. Income limits and other restrictions apply. Primary residence only. Equal Housing Lender.

CoCompany NMLS: 40561. Information deemed reliable but not guaranteed.
American Security Mortgage Corporation, 150 Providence Road 3rd Floor
Charlotte, NC 28203

