



NEW from

WHEDA

# WHEDA FANNIE MAE ADVANTAGE

The **WHEDA Fannie Mae Advantage** gets you into a home with less money down and a competitive mortgage payment. The WHEDA Fannie Mae Advantage is part of the WHEDA Advantage – programs and loan products specifically designed to help first-time home buyers realize the dream of home ownership.

## FEATURES AND BENEFITS

- **Low-cost, 30-year fixed interest rate:** Ensures your monthly principal and interest payment is affordable and will not increase during the entire life of your loan.
- **Low down payment:** Get into a home with as little as 3% down. WHEDA accepts flexible funding sources such as gifts, grants and down payment assistance to reduce your out-of-pocket expenses.
- **Finance home repairs:** Add up to \$10,000 into your WHEDA Advantage mortgage to cover the cost of minor home repairs.
- **Job loss mortgage payment protection:** Available to eligible buyers to help make mortgage payments in the event of job loss.

## PROGRAM REQUIREMENTS

- Must be a first-time home buyer with good credit and an income to support a monthly mortgage payment.
- Income and purchase price limits do apply.
- Pre-purchase home buyer education is required.
- Property must be owner occupied.

**Discover the WHEDA Advantage!** From down payment assistance to educational resources to exclusive offers and more, the WHEDA Advantage will help you get into a home sooner with a mortgage you can afford long term. See reverse for more details!

Please contact your WHEDA lender for more information.



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# WHEDA ADVANTAGE<sup>®</sup>

With over 35 years of mortgage experience, you can trust that the WHEDA Advantage has everything you need to make smart financial choices and realize your dream of home ownership.

## **LOW, FIXED INTEREST RATE FINANCING.**

All WHEDA mortgages have an affordable, 30-year fixed interest rate. You will never have to worry about your monthly principal and interest payment increasing because your interest rate stays the same for the entire term of your loan.

## **JOB LOSS MORTGAGE PAYMENT PROTECTION.**

Most WHEDA borrowers are eligible for **Job Loss Mortgage Protection**. If you experience involuntary job loss, all or part of your mortgage payment may be covered for up to six months within two years of loan closing.

## **DOWN PAYMENT ASSISTANCE LOAN.**

Designed specifically for WHEDA customers, the Easy Close Advantage was created to help you pay for down payment and closing costs.

## **ACCESS TO EDUCATIONAL RESOURCES.**

Borrowers have access to home buyer education and credit counseling through trusted non-profit partners. Home buyer education is proven to help you obtain an affordable mortgage and become a responsible, long-standing homeowner.

## **QUICK LOAN APPROVAL.**

WHEDA reviews each loan application individually and personally works with our lending partners to approve loans that meet practical, yet sensible underwriting guidelines to help ensure your long-term success.

## **WHEDA SERVICING.**

You are in good hands with WHEDA's caring, knowledgeable mortgage loan advisors. Should you encounter unexpected expenses or life changes that make paying your mortgage difficult, WHEDA's mortgage loan advisors will work with you to help you get back on your feet.

## **EXCLUSIVE OFFERS.**

You get unique benefits only available to WHEDA homeowners to help you manage your mortgage and take care of your home, including access to online mortgage payments, home care newsletters and the **WHEDA Home Improvement Advantage** for financing future home repairs.

Check out the home buyers section of *wheda.com* today! Find information on home buyer education classes or participating WHEDA lenders in your area.