

TCB for FTHB's 2/14/10

-By *your* Staff Writer for the Property Network, Matt Giles

So if you are a FTHB like me, there are some helpful loans out there for us. If you are asking "what the hell is an FTHB?" then you were just like me after talking to a mortgage person for the first time. FTHB-First Time Home Buyer, if you already knew that, congrats you have either already looked into this or bought a home (if you bought a home then you should not be looking into FTHB info, so move on! JK, Please keep reading.)

I passed emails with Sr. Loan Consultant for Prospect Mortgage, David Garofalo (www.davidjgarofalo.com). First off, he's a great guy who is very helpful and knowledgeable when it comes to mortgages and real estate. And for me, those are the qualities I want in my mortgage person. Enough kissing tukis, I am just very appreciative of his help.

Anywho, David informed me of the CHFA (Connecticut Housing Finance Authority) for FTHB's. With this program, the FTHB can qualify with 3.5% down or no money down depending on the borrowers. This program offers rates that are below market, currently at 4.375% for a 30 year fixed. Of course there are both income and loan limit restrictions which vary by town.

Next, Mr. Graofalo of Prospect Mortgage (plug), talked about FHA loans. An FHA loan is a government program that only requires 3.5% down payment. This program does not have income restrictions, but does have loan limits. This is probably where my fiancé and I will be shopping.

If you are an FTHB looking in a rural area, there is the USDA loan. The USDA loan is a NO MONEY DOWN and NO PMI (Private Mortgage Insurance). PMI is required when a buyer is putting down less than the required 20%. According to David, there are "way more towns that qualify than most people think." But there are income restrictions.

Finally, David Garofalo from www.davidjgarofalo.com (did I hit your foot with that drop????) talked about a VA Loan. This loan allows veterans the ability to buy with no money down and no PMI. So if you are a draft dodger like me, we are out of luck. (I'm kidding, the last draft was 20 or so more years before I was born. So I didn't dodge any draft, I just wasn't born.) This program has loan limits, but no income restrictions.

So that is my TCB (for non Elvis fans that is Taking Care of Business) for FTHB's. Since I am an FTHB, this helped me out hopefully as much as you. And just maybe I will impress my girl with all my new mortgage knowledge, but probably not (because she is smarter than me and does her homework). Still, it's worth a shot!

-Matt Giles, Staff Writer for the Property Network, Freelance writer for hire. For more info visit www.mdgcopywriting.com

