

Sell Those Deferred Maintenance and Foreclosure Properties FAST using..

www.203kspro.com



The perfect loan for today's market: Home Loan and Upgrades All-In-One

A new and simple loan program that provides a single-close loan that enables a qualified borrower to **purchase (or refinance)** a home that may need repairs or upgrades.. This low cost, outstanding program allows the borrower to finance a maximum of \$30-35,000 in order to make home improvements.

The DREAM MAKER features:

- Purchase and refinance a primary residence from 1- to 4-unit properties
- Fixed rate mortgages with 30-year term
- Homebuyer or homeowner has up to 3 months to complete the upgrades and rehabilitation
- One underwriting review and one closing for rehabilitation monies and permanent loan
- Loan based on the as-completed value of a home
- Down payments as low as 3.5% are allowed — family members may pay all of the borrower's required down payment, closing costs, prepaid expenses, and discount points

With Gil's experience in rehabilitation lending, borrowers have a better alternative to stodgy and inconvenient conventional bank programs. Buy and fix up your dream home today!

For more information, contact:

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Illinois Home Loans

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