

# FHA Is America's Most Popular Home Loan!

## FHA Mortgages

### Why So Popular?

The FHA offers very attractive terms and prices.

- Down payments as low as 3.5%.
- Open to all home buyers, not just "first-timers."
- Can be used to buy OR refinance a home.
- Less restrictive on credit score requirements.

### Refinancing

An FHA refinance loan makes it possible to...

- Lower your interest rate and monthly payments.
- Take cash out of the equity of your home to pay off debt, make home improvements or combine current mortgages.
- 97.75% max Loan to Value when paying off mortgage debt.
- 85% max Loan to Value cash out.

### Purchase

Did you know an FHA purchase loan allows you to

- Use gift funds from relatives as down payments.
- Not have additional reserves saved beyond the down payment needed.

### Who Qualifies?

To qualify you must...

- Have a satisfactory credit history.
- Contact a member representative or apply on line for more details.



FHA Mortgages Continue to Gain in Popularity

### CURRENT FHA FACTS

1. FHA market share surges from 3% in 2006 to 23% in June 2009.
2. FHA now underwrites and funds 80% of first time homebuyer loans.
3. A record 194,000 FHA loans were made in June of 2009.
4. Jan-Jun of 2009, FHA insured \$256bn in loans.

### *Badger Campus Credit Union Has Loans Designed With You in Mind!*

- 30 Year Fixed Rate Options.
- We Have Created an Outlet to Offer FHA Loans.
- Loans on Land and Working Farms Up To 90%.

Meeting the needs of our members is our Goal. Our friendly smile has been a fixture here in the community since 1931 and will be into the future.

Come visit us at any of our two locations. At the corner of Spring and Mills in Madison and our new location in the Forest Product Lab Building off Walnut St.

General Phone: 608-262-3757

Visit us on the Web:

[www.badgercampuscu.org](http://www.badgercampuscu.org)

## NOW... Is the Time To Buy a House!

1. The Government is willing to help you buy a home. (If you are a 1st time homebuyer or looking to move up, find out if you can receive up to \$8,000 in credit!)
2. Interest rates are at historic lows.
3. Homes are selling at discounted prices because of an over-abundance of unsold homes on the market.



Here at Badger Campus Credit Union our motto is that we are "Paws"itively the best credit union around! Talk to us and you will find out why.



*Service with an "Attitude" is what we believe in. We have been around long enough to know what really matters to our members!*