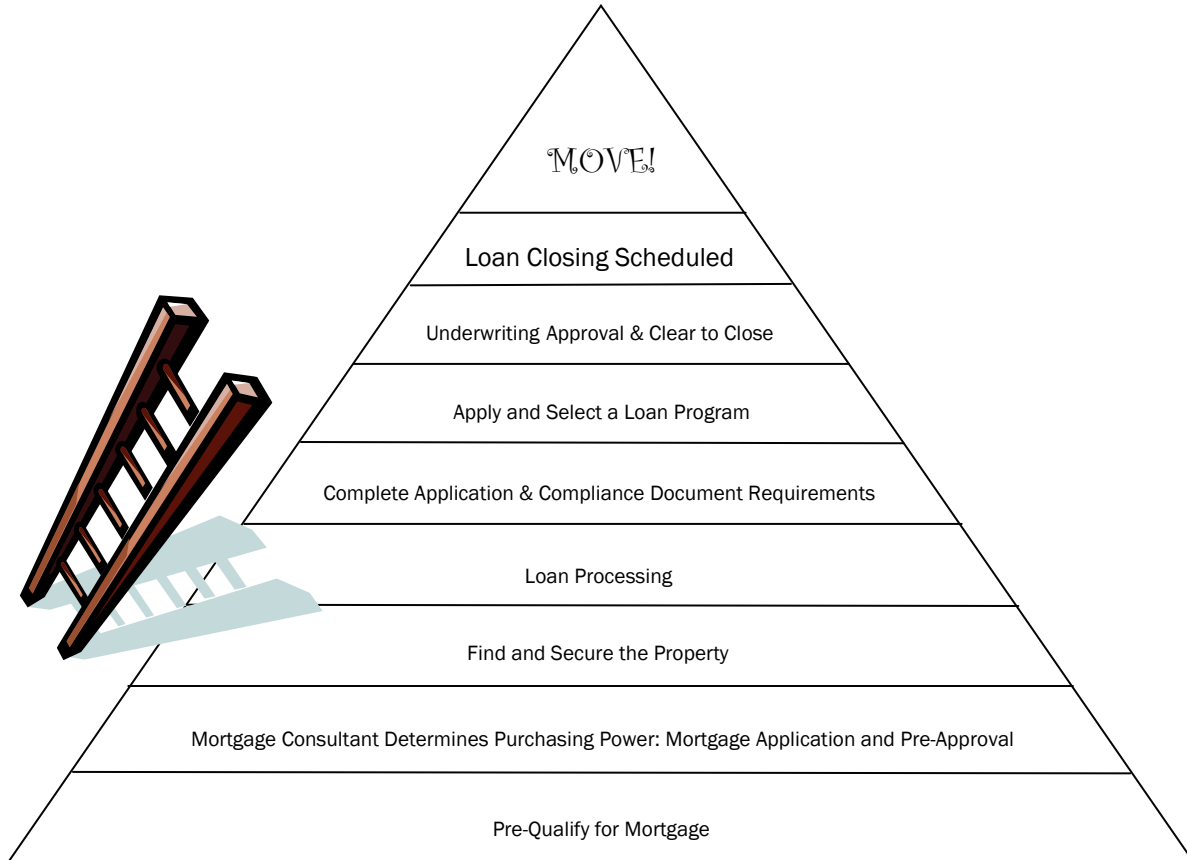




SELECT HOMES

Upscale Residential

THE MORTGAGE PROCESS



HOW TO ESTIMATE CASH TO CLOSE

Category	VA	FHA	Conventional	Non-Conforming*
Down Payment % of the sales price	0	2.25%	5%	Call for Details
Closing Costs % of mortgage amount	2.5%	2.5%	3%	Call for Details

Tax Insurance Escrows: Take 12 months Real Estate Tax ÷ 14 months estimated Home Insurance + 30 days mortgage interest = Estimated Escrow.

*Non-Conforming mortgages are defined as mortgages that do not conform to Fannie Mae or Freddie Mac's standard underwriting guidelines. This product may be for those borrowers who have income or assets that are difficult to verify or for those who have imperfect credit.

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08/08