



BASIC FEATURES OF USDA, VA, FHA AND CONVENTIONAL LOANS COMPARED

	USDA	VA	FHA	CONVENTIONAL
Max Financing	100%	100%	96.5%	97%
Financing Closing Costs	Yes	No	No	No
One Time Fee (Financed)	Guarantee Fee 1.0%	VA Funding Fee 0-3.6%	Financed MIP 1.75%	Varies
Monthly Fee	.35%	N/A	.85%	Varies
Bankruptcy (Waiting Period)	3 Years	2 Years	2 Years	4 Years
Foreclosure (Waiting Period)	3 Years	2 Years	3 Years	7 Years
Short Sale (Waiting Period)	3 Years	2 Years	3 Years	4 Years
Seller Concessions	6% of the sales price	No cap on closing costs, but 4% cap towards pre-pays and other items	6% of the sales price	<ul style="list-style-type: none"> • 3% with < 10% down • 6% with ≥ 10% down • 2% cap for investment properties

(Information is accurate as of 2020 and is subject to change without notice)



Call or email us to discuss your scenario and let us show you the Metroplex Difference!

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