

# Government Loans

FSB Mortgage Government products include FHA, VA, and USDA offering a broad array of options for your customer needs!

## Key Features

### VA Loans, FSB Mortgage accepts:

- ✔ VA – High balance loans available
- ✔ VA – Future income allowed
- ✔ VA – Split VA funding fee
- ✔ VA – FSB has the ability to lend to Non-VA Eligible co-signers (Joint loan = parents non-spouse, Veteran & Veteran etc...)
- ✔ VA – Ability to pay off borrower's debt using seller credit on purchase transactions
- ✔ VA – Use non-borrowing spouse income to offset non-borrowing spouse's debt (in community property states)
- ✔ VA – IRRRLs reduced admin fee
- ✔ Max loan amount VA \$1,000,000
- ✔ Credit scores as low as 620
- ✔ Up to 60% DTI for purchase or refinance
- ✔ VA manual UW allowed with Refer/Eligible, 41% DTI ratio. Up to 43% DTI with 120% residual income
- ✔ FSB Mortgage allows for non-credit qualifying VA IRRRL

### FHA Loans, FSB Mortgage Accepts:

- ✔ FHA – High balance loans available
- ✔ FHA – Spot condo approvals
- ✔ FHA – Future income allowed
- ✔ No rental rating with AUS approval
- ✔ FSB Mortgage allows non-credit qualifying streamlines
- ✔ Credit scores as low as 620
- ✔ FHA – No DTI overlay on purchases or refinance
- ✔ FHA streamlines reduced admin
- ✔ FHA, Down Payment Assistance allowed, must be on the FHA DPA approval list
- ✔ FHA manual UW allowed with referral/eligible, 31%/43% DTI

Contact Us Today! [TPOSales@fsbmortgage.com](mailto:TPOSales@fsbmortgage.com)

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