

#1
KY RHS Lender

MCC Tax Credit
Lender

No. 2
KHC Delegated
Lender by Volume

2nd
Largest Independent
Mortgage Banker in
KY

Fannie Mae
Direct Lender
Seller/Service

Ginnie Mae
Issuer

FHA Approved
DE Lender

VA
Automatic/LAPP

Loan Products Overview

**Find your home, we'll
take care of the rest.**

smcapproved.com
For more details on these programs visit us at:
www.smcapproved.com/loan-programs
Credit and income qualifications apply.

Stockton Mortgage's loan programs are anything but conventional...

Although we do those too... with so many loan products available, we offer the best chance to qualify for home financing.

Federal Housing Administration (FHA) Loan

A great option for borrowers without a large amount saved for a down payment; it is easy credit qualifying. There is a maximum loan amount dependent on county.

US Department of Agriculture (USDA) Rural Housing Services (RHS) Loan

This program is available in certain rural areas and for families who meet the income restrictions. There is no down payment required and offers flexible credit guide lines.

Veteran Administration (VA) Loan

Available to honorably discharged veterans, active duty, or those have completed a total of six years of service in the National Guard or selected reserves. Certain surviving spouses of veterans are also eligible. There is no down payment required, no income restrictions, and no mortgage insurance requirement.

Conventional Loan

Our conventional loans can be a fixed rate or adjustable rate mortgage. Minimum down payment requirement is 3% and there are also options that avoid mortgage insurance.

Doctor Loan

For Medical Doctors including Podiatrists, Ophthalmologists, and Veterinarians with an employment contract or verified employment. This program offers special financing.

Rural Hobby Farm Loan

For homes on 5 – 160 acres, the property can be income producing. The home must be the borrower's primary residence and approximately 30% of the value must be from the home.

Construction to Permanent Financing

Available for modular and manufactured homes. There is only one closing so the borrower only covers one set of closing costs and changes in circumstances during home construction will not impact the funding. All forms of government loans are permitted; Rural Housing, FHA, and VA.

Home Improvement Loan

Stockton offers a renovation option, rolling the cost of the home repairs into the mortgage. The FHA 203k provides options for homeowners or soon to be homeowners who want to make large improvements like structural changes, as well as, minor updates such as painting. Both loan programs have low down payment requirements.

