



"Financial Strength Begins With **US**"

Joseph L. Womacks

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2794 Col. Glenn Hwy. - Fairborn, OH 45324

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\$250 CLOSING COSTS

PLUS RECORDING AND COURIER COSTS ON CONVENTIONAL LOANS

****ADDITIONAL FEES MAY APPLY BASED ON LTV AND CREDIT SCORE**

OTHER RESTRICTIONS MAY APPLY

COME AND EXPERIENCE THE DIFFERENCE

- Industry leading low closing costs coupled with great low rates
- Under 1 Roof processing & underwriting means we close loans quicker
- Committed to solutions powered by knowledgeable sales & support staff

We are committed & invested in this community with bricks & mortar just like the customers we serve. All bank locations are owned, not leased, -We are here to stay

These are just a few reasons why Union Savings Bank is the area's #1 mortgage lender. If you are a current or past customer thank you for your business. If you are contemplating a new mortgage for purchase or a refinance call us today and experience the difference you deserve.



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"Financial Strength Begins With 

THE BLANKET LOAN



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- Eliminate contingent contracts based on sale of residence
- Immediate purchase of property
- Can be used for new construction
- One loan payment vs. three with a Bridge Loan
- Simple modification of loan payment upon sale of residence
- Blanket pays off all existing liens
- Traditional Debt Ratios not applicable during Blanket period
- Utilizes equity in the existing home towards down payment of the new home, closing costs and even cash out
- Maximum of 80% LTV of combined properties to be Blanketed



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CONSTRUCTION LOANS

"LET US HELP YOU BUILD YOUR DREAMS"

- Interest only payments at a low introductory rate during construction
- Simple conversion process to a fixed rate upon home completion
- Up to 90% LTV available with PMI approval
- Jumbo construction loan options also available
- Can be used in conjunction with our unique "Blanket Loan" product
- Lot loans available if you are planning to build within 3 years

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YOUR HOMETOWN SOURCE FOR

COMMERCIAL REAL ESTATE LOANS

- Church/School Loans
- Apartment Buildings
- Medical/ Professional Office Buildings
- Multiple Income Properties on 1 Parcel
- Retail/ Mixed Use
- Purchase and Refinances
- Commercial Construction Loans Available
- Flexible Terms Available

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INTRODUCING THE VA HOME LOAN PROGRAM

Union Savings Bank offers VA Home Loan financing. VA Home Loans are one of the few options left for a \$0 down payment home loan. Qualifying for a VA loan is a right you've earned as a veteran or service member.

Veterans and active military personnel, as well as their surviving spouses, may be eligible for the security and benefits of a VA loan.

Union Savings Bank offers 15 and 30 Year Fixed Rate VA loans. Our superior customer service will help you cut through the red tape to get your VA loan closed quickly and easily! Call today!

BUY A HOME WITH A VA LOAN....

- No Down Payment Needed – 100% Financing
- Qualify for up to \$417,000
- Seller can pay your closing costs (up to 4%)
- VA Loans are Assumable
- No Private Mortgage Insurance (No premium will be added to your monthly mortgage payment.)



REFINANCE YOUR CURRENT HOME....

- Refinance up to 100% of your home's value
- Obtain a loan term that fits your future
- Lower your monthly mortgage payment with an Interest Rate Reduction Refinance Loan (IRRRL). Existing Owner Occupied VA loans can be refinanced without an appraisal.
- Cash Out and use the equity in your home to pay off debt, make home improvements or cover other expenses.
- Funding fee can be rolled into the loan amount



GENERAL RULES OF ELIGIBILITY

Active Duty Service Personnel

If you are currently on regular duty (Not training), you are eligible after serving 181 days (90 days during the Gulf War) unless discharged or separated from a previous qualifying period of active duty service.

Selected Reserve or National Guard

If you don't fall into the other qualification categories but you have completed a total of 6 years in the Selected Reserve or National Guard then you will qualify.

Gulf War – 8/2/1990 – Present

Completed 24 months of continuous active duty or served 90 consecutive days on active duty for which you were called or ordered.

**Veteran must have been
honorably discharged.**

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Communities First™

Down Payment Assistance for Ohio



Up to 4% DPA for FHA Government Products

Program Overview

The Port of Greater Cincinnati Development Authority is proud to offer the Communities First-Ohio Down Payment Assistance program, providing first mortgage financing and down payment/closing cost assistance grants to eligible homebuyers. The Port Authority created Communities First-Ohio as part of a commitment to increasing homeownership opportunities for residents in Ohio.

Key Features

- Home purchase or rate/term re-finance
- No first-time homebuyer requirement
- Assistance amount up to 4.0% of the total first mortgage loan amount
- Assistance provided is in the form of a non-repayable gift to the borrower
- FHA mortgage loan
- FHA mortgage loan limits must conform to FHA program guidelines
- No minimum length of occupancy
- Eligible properties include FHA approved Single family, owner-occupied (one unit) principle residence, condominiums, and townhouses. PUD's and owner-occupied duplex
- Income limits based on 115% AMI by county, any family size
- Credit qualifying income of homebuyer only

How Do I Qualify?

To be eligible, all borrowers must:

- Meet standard FHA industry guideline
- Not exceed maximum income limits set by the program
- Have a maximum debt-to-income ratio of 45% with a LP accept rating
- Have a minimum FICO score of 660 (FHA)
- Occupy the property as their principle residence within 60 days
- Apply with Joe Womacks through Union Savings Bank



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STEPS TO GETTING PRE-QUALIFIED FOR A MORTGAGE

Once you have made the decision to purchase a home, the first step is to qualify for the mortgage. This can be accomplished at your convenience by scheduling a private consultation with me or by taking an application over the phone. After we have completed the application you will be required to provide documentation to verify the information on your application. It is recommended that you start assembling this information and have as much of it as possible with you when we take the application.

Here is a list of what you'll need: (if applicable *)

- ☐ W'2s for the past two years.
- ☐ Most recent pay check stubs covering the last 30 days.
- ☐ Residence addresses for the past two years.
- ☐ Latest 2 months bank statements for all checking and savings and investment accounts.
- ☐ Divorce Decree. *
- ☐ Loan information on all real estate owned.
- ☐ If self employed or rental income received. 2 years tax returns, year to date income and expense statements for personal and corporation income. 1099's for past 2 years. *
- ☐ Landlord name and address for the last 12 months. *
- ☐ First Time Homebuyer Programs require 3 years of Federal Tax Returns.
- ☐ VA eligibility requires DD214 or statement of service and Certificate of Eligibility *

It has become common practice for Real Estate Agents to ask for a Pre-Qualification letter from a lender before they will even show you a home. The Pre-Qualification requires a review of your credit report, pay stubs, assets, liabilities and so forth. The Pre-Qualification also provides valuable information to the Real Estate Agent as to the amount of home a buyer can afford and any other conditions that may be applicable for a home purchase transaction. Both the application and the Pre-Qualification are offered for NO COST AND NO OBLIGATION with Union Savings Bank.

Once you have found your home and signed the sales agreement, it is time to process your mortgage loan application. This step gathers and verifies all documentation for your loan. A real estate appraisal will be performed to determine the value and condition of the property you are purchasing. At that time Union Savings Bank will ask that you provide a check for the appraisal fee and that amount will be applied towards your final closing costs. After the appraisal has been received and the process to validate your documentation is complete your file is sent to our underwriters for final review. At that time the underwriter may request additional documentation. Upon final underwriter approval you will be issued a final loan commitment and we can schedule your closing to finalize the purchase of your home.



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