



Home improvement made easier with FHA 203(k) loans.

Do you have hard-to-move fixer-upper listings? Qualified buyers could take advantage of a fixer-upper home and make repairs with an FHA 203(k) rehabilitation mortgage from Bank of America.

With one loan that combines the cost of buying the home with the cost of making repairs, the 203(k) could be ideal for qualified buyers interested in purchasing a home that needs repairs or updating. The 203(k) advantages include¹:

- Qualify with as little as 3.5% down
- Cash needed for repairs is built into the loan amount
- Loan amount is based on the as-improved value

For homes needing limited repairs, qualified buyers may opt to use the FHA Streamline 203(k), featuring all of the advantages of the 203(k), except up to \$35,000 of loan proceeds can be applied toward repair or rehabilitation. Of course, we're always available to explain the details so your buyers can select a loan that suits their needs.

Contact us today for more information about how you could help turn that fixer-upper listing into a sold home.

Charles Washington
Neighborhood Lending Certified
Mortgage Loan Officer
312 537-6660 (Office)
866 517-2177 (Fax)
231 South La Salle
Chicago, IL 60604
charles.washington@bankofamerica.com

¹ \$5,000 min. loan amount. Min. down payment for single family residences must equal 3.5% of either the purchase price + cost of improvements or the as-improved appraised value, whichever is less. Improvements for certain "luxury" items are not eligible, ask for details. Where required, work must be performed by a licensed contractor. Timing of resale of property subject to restrictions. Rehab construction must begin within 30 days of closing and all work must be completed within 6 months of closing. Subject to satisfactory appraisal report(s). Not available for investment properties. Restrictions on secondary financing may apply. State restrictions may apply. ©2009 Bank of America Corporation AR79852

THIS INFORMATION IS INTENDED FOR MORTGAGE, REAL ESTATE AND/OR BUILDER PROFESSIONAL USE ONLY AND IS NOT AUTHORIZED FOR CONSUMER OR PUBLIC DISTRIBUTION. Bank of America, N.A., Member FDIC
Equal Housing Lender. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. Programs, rates, terms and conditions are subject to change without notice.

00-62-0189B 04-2009

Protect your personal information before recycling this document.

Bank of America 
Home Loans