



Homeownership Opportunities through The Home Trust

P.O.Box 307, Carrboro, NC 27510 919-967-1545

www.communityhometruster.org

Contact our Sales & Marketing Team Today!

AMY SINGLETON 967-1545 Ext. 302 –and– CRYSTAL FISHER 967-1545 Ext. 301



Home Trust Program Approved Lenders

Home Trust buyers must work with one of the approved loan officers listed on these pages.

These professionals are most familiar with our homeownership program and have mortgage products that cater specifically to Home Trust buyers. You will need to meet with them for loan pre-approval before you can sign a purchase contract. It is best to wait until you have in mind a property you wish to buy. Ask one of our sales team members for a checklist of documents you may need when you first meet with a lender for loan pre-approval. Good luck!

RBC Bank

Angie Quint 101 E. Rosemary St. Chapel Hill, NC 27514
(O) 919-918-4317 (F) 919-918-4324 angie.quint@rbc.com

- Must have 12 months credit history
- Must have at least 3 open accounts paid on-time
- Minimum 620 credit score for 97% financing
- Minimum 660 credit score for 100% financing
- No co-signers
- Maximum 97% financing with alternative credit

BB&T

Laura Hall 143 E. Rosemary Street Chapel Hill, NC 27514
(O) 919-918-7054 (F) 919-918-7039 laurahall@bbandt.com

Crystal Cole 500 N. Madison Blvd. Roxboro, NC 27573
**Willing to meet at Chapel Hill BB&T
(O) 336-598-7539 (F) 336-599-5523 ccole@bbandt.com

- No minimum credit score
- Interest rate based on credit score
- Alternative credit allowed with at least 4 open accounts paid on time for 12 months
- No co-signers
- \$66,500 max for 97% financing
- \$53,200 max for 100% financing
- Self employment 2 years minimum must be documented
- Able to secure FHLB funds for qualified buyers.



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Home Trust Program Approved Lenders

Harrington Bank (2 lenders in 2 convenient Chapel Hill locations)

John MacDonald 301 Kildaire Rd. Chapel Hill, NC 27516 (So. Vill.)
(O) 919-913-3210 (F) 919-913-3201 jmacdonald@bankatharrington.com

Karen Bonardi 5925 Farrington Rd. Chapel Hill, NC 27517
(O) 919-945-7876 (F) 919-945-7803 kbonardi@bankatharrington.com

- Able to work with co-signers
- Able to work with alternative credit
- Buyers 80-100% only eligible for ARM loans
- Able to secure FHLB funds for buyers

Wells Fargo

Sharon Messick-Johnson 3708 Lyckan Pkwy., Ste. 205, Durham, NC 27707
*Willing to meet at Chapel Hill Wachovia
(O) 919-401-1073 (F) 877-771-4165 sharon.messick-johnson@wellsfargo.com

- Able to work with alternative credit
- 2 years minimum of good credit standing after satisfaction of bankruptcy
- Able to work with co-signers
- At least 12 mos. documented child support continuing for 3 years minimum.
- Self employment 1 year minimum must be documented

First South Bank

Lois Evans 4215-01 University Drive Durham, NC 27707
(O) 919-403-1000 (F) 919-489-7641 lois.evans@firstsouthnc.com

Joanne Kennedy 4800 Six Forks Road Suite 115 Raleigh, NC 27609
**Willing to meet at Durham Branch
(O) 919-783-5222 (F) 919-783-4747 jkennedy@firstsouthnc.com

- Minimum credit score 620
- No alternative credit options
- No condo financing on new construction
- Bankruptcy must wait 2 yrs. since satisfied
- Can only serve up to 80% AMI
- Self employment 2 years minimum must be documented
- Co-signers allowed with immediate family only
- May have limitations on non-retirement assets



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MORTGAGE LOAN APPLICATION CHECKLIST

Once you have selected a property that you are interested in, you will need to meet with a lender to see if you can borrow enough to purchase the property. Below is a list of documents that you may need to bring with you when you first visit the loan officer. The more complicated your situation, the more documentation it may require. The loan officer can guide you through the process of securing the loan. It is important to promptly submit requested information and continue saving and making on-time regular payments and avoid using credit when trying to buy a home.

Employment History: (if self employed see below)

- 2 most recent paystubs for all borrowers
- Social Security, SSI, Pension, or other benefit letters for all borrowers
- Evidence of any other income (child support, PT employment, etc)
- W2's for last 2 years
- Letter of explanation for all gaps in employment over 1 month
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Self Employment:

- Past 2 years signed/ dated Federal income tax returns
- Most recent quarter signed / dated YTD Profit & Loss statement
- Rental history (2 years)
- List the name, address and account number (if applicable) of landlord
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Credit Items:

- Names and addresses of all creditors along with account numbers, balances and monthly payment amounts
- Letter of explanation for any late payments over 30 days
- Letter of explanation for any liens, judgments, collections, repossessions, foreclosures, etc.
- Court documents regarding bankruptcies (include date discharged)
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Deposits / Income Verification:

- Proof of child support (court documents most acceptable)
- checking and savings account statement for 2-3 months
- Award letters for SSI, AFDC or retirement income
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Other Items:

- Address for last 2 years
- Final divorce decree and property settlement statement
- If using gift money to purchase, letter from gifter stating name, amount of gift and confirming use of funds
- Social Security Card and driver's license or picture ID
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