



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!

DEANNA CARSON
919-967-1545 ext.302

CRYSTAL FISHER
919-967-1545 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!

BE SURE TO STATE THAT YOU ARE WORKING WITH COMMUNITY HOME TRUST

REMEMBER TO ASK ABOUT: FHLB Match Grant, Mortgage Credit Certificates, FirstHome Loan.

The Home Trust can tell you if you qualify to receive a CHT second mortgage or NHLP second mortgage assistance.

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 660 credit score for 97% financing
- Minimum 680 credit score for 100% financing
- Able to assist buyers earning up to 115% AMI
- No co-signers allowed
- Maximum 97% financing with alternative credit
- Able to secure FHLB funds for buyers
- Unable to do VA loans
- Able to access FirstHome loan product

Harrington Bank

Nate Haines

5925 Farrington Rd. Chapel Hill, NC 27517

(O) 919-945-7851 (F) 919-945-7803

nhaines@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
- Able to assist buyers earning up to 115% AMI
- Need 2 yrs. min. documentation for self-employment (tax returns and P&L statement)
- Unable to do VA loans



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Home Trust Program Approved Lenders

BB&T

Tammy Sasser 100 N. Elliott Rd. Chapel Hill, NC 27514
(O) 919-918-7034 (F) 919-918-7049 tsasser@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
- Alternative credit allowed with at least 4 open accounts paid on time for 12 months
- No co-signers allowed
- Unable to do VA loans
- Able to secure FHLB funds for qualified buyers.
- \$66,500 max for 97% financing
- \$53,200 max for 100% financing
- Self employment 2 years minimum must be documented
- Able to access FirstHome loan product

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

- Alternative credit allowed with at least 4 accounts open at least 12 months.
- 2 years minimum of good credit standing after satisfaction of bankruptcy
- No co-signers allowed
- Unable to secure FHLB funds
- Self employment 1 year minimum must be documented
- 30 day lates reviewed on a case by case basis
- Limited ability to assist buyers over 80% AMI.

First South Bank

Lois Evans 4215-01 University Drive Durham, NC 27707
(O) 919-403-1000 (F) 919-489-7641 lois.evans@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
- Co-signers allowed with immediate family only
- Self employment 2 years minimum must be documented
- May have limitations on non-retirement assets
- Able to secure FHLB funds for qualified buyers.
- Able to access FirstHome loan product
- Unable to do VA loans



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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
-

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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