

CoreFirst Bank and Trust

Currently CoreFirst Bank & Trust offers financing of Conventional (Fixed and Arms) FHA, VA and the TOTO Program with 10 to 30 year loans.

Eligibility: Applicants must be of legal age, have sufficient income to support loan payments and existing debts for amount requested. Have good credit, with four credit references.

Program Income Requirements: None

Down Payment/Closing Costs: No minimum down payment, except TOTO loans - \$500.00

* 3% to 5% for closing costs.

* The seller can pay Prepaids & Closing costs within guidelines.

Housing Ratios: House payment ratio is 28% Long-term debt ratio is 36%
(May allow higher ratios with good credit)

Mortgage Insurance: Yes. Required on all loans with less than 20% down.

Participating Lender: Commerce Bank & Trust

Credit issues: Fair Isaac score of 620 or above

Homeownership Counseling: Not required, but available through a partnership with (HCCI) Housing and Credit Counseling, Inc. (Paid by Grant from the City of Topeka)

Homeownership Training: Available through a partnership with (HCCI) Housing and Credit Counseling, Inc. (4) hour workshop. (Paid by local sponsors)

For Additional Information on Counseling or Training:

Contact Hugh Hannagan at Housing and Credit Counseling, Inc.,
(785) 234-0217 ext. 313 Topeka, KS or (800) 383-0217.

Application Process: Complete Residential Loan Application and schedule appointment with loan officer for pre-approval or full application.