

Pay for home repairs with an
FHA 203(k) Streamline loan.

At Embrace Home Loans, we're all about helping our customers get to a better place – both financially and in terms of their living situation. That's why we offer the FHA Limited 203(k) loan as one of our home financing products. It's a perfect solution for borrowers looking to buy a home that needs some repairs or upgrades. Under the Federal Housing Administration's Limited 203(k) program, a homebuyer can secure additional financing to improve a single-family home, with up to \$50,000 possible in certain communities to use toward the project and its managing costs. The Limited 203(k) does not require the use of a 203(k) consultant, but a consultant may be used.

- Repair/replace roofs, gutters, and downspouts
- Repair/replace/upgrade existing HVAC systems
- Repair/replace/upgrade plumbing and electrical
- Repair/replace existing flooring
- Minor remodeling that does not involve structural repairs (kitchen, bathroom, etc.)
- Interior and exterior painting
- Weatherization (storm windows, doors, insulation)
- Appliances may include free-standing ranges, refrigerators, washers/dryers, dishwashers, and built-in microwave ovens
- Accessibility improvements for persons with disabilities

Some restrictions come with the FHA 203(k) Streamline program. Examples of ineligible improvements include major rehabilitation or major remodeling, building an addition, or making landscaping and site improvements. Restrictions apply when exceeding \$30,000 in proposed improvements. Contact Embrace for further details.

Talk with an Embrace loan consultant today.

855.612.9444

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