



Mortgage Division  
Portfolio Mortgage  
Product



Product Type:	First Choice Community Bank Balloon Product
Transaction Type:	Purchase Only
Property Type:	Single Family Residence and Fee Simple Town Homes
Occupancy:	Owner Occupied Primary Residence
Maximum Loan Amount:	\$417,000
Minimum Loan Amount:	\$50,000
Residency Status:	U.S. Citizen or Permanent Resident Alien
Maximum Qualifying Ratios:	Housing: 30% Total: 50%
Down Payment:	Speak with a Mortgage Officer for details
Allowable Source of Down Payment:	Gift funds from Family Member or Seller paid Down Payment Assistance with maximum Contribution 6%.
Reserves:	One Month Principal and Interest
Credit:	600 Minimum Credit Score
Mortgage Insurance:	Bank to Self-Insure (Pending MI Company Approval)
Mortgage Servicing: mortgage loans.	First Choice Community Bank to service all portfolio
Exceptions:	Considered on a case by case basis on ability to repay loan.

Eric Smith/Janet Smith  
Mortgage Division President/Mortgage Coordinator  
2750 Chapel Hill Rd. Suite 100, Douglasville, GA 30135  
eric.smith@firstchoice1874.com/janet.smith@firstchoice1874.com  
Cell: 770-318-7347 • Office: 770-852-6880 • Fax: 1-866-272-8690