

ABOUT GMFS AGENT REFERRAL PROGRAM

Your Trusted Partner Since 1999

With today's ever-increasing regulatory environment—RESPA, HMDA, the Fair Lending Act, Dodd-Frank, and more—many institutions are stepping away from long-term mortgage offerings. The GMFS Agent Referral Program provides a solution: it allows your institution to give customers access to a full range of mortgage products without having to manage the complexities of origination, compliance, or additional staffing.

How It Works

- Your institution refers mortgage opportunities to GMFS.
- By performing a specified number of non-origination activities on each loan, your institution qualifies to receive a **referral fee of up to 1% of the loan amount**.
- GMFS handles the origination, compliance, and servicing—while you maintain and strengthen your customer relationship.

Benefits to Your Institution

Customer retention by offering permanent financing solutions, protecting both deposit relationships and long-term lending opportunities.

Enhanced service—your customers receive superb care with a seamless process from application to closing.

New revenue stream through referral fees of up to 1% of the loan amount.

Expanded mortgage options for your customers without added compliance or staffing costs.



GMFS

PARTNERS

Homebuyer Financing Guide

PRIMARY LOAN PROGRAMS



Let's make home *happen*.

For a complete listing of NMLS license numbers please see
www.nmlsconsumeraccess.org

GMFS LLC is an Equal Housing Lender. All mortgages are originated by GMFS 7389
Florida Blvd Suite 200A Baton Rouge, LA 70806. NMLS 64997.
Branch is located at 4311 Bluebonnet Boulevard Suite B, Baton Rouge, LA 70809.
NMLS # 2761361



Homebuyer Financing Guide

PRIMARY LOAN PROGRAMS

CONVENTIONAL

- Typically requires at least 5% down payment although options as low as 3% down may be available.
(Terms improve with higher down payment amounts)
- No income limits or location guidelines
- May offer a lower interest rate and APR than other types of fixed-rate loans
- Maximum loan amount of \$832,750
- Monthly mortgage insurance required on loan amount over 80% of value
(financing options for premium are available)

FHA

- 96.5% maximum financing.
- Upfront mortgage insurance required as well as a monthly amount for term of loan
- Expanded qualifying ratios and flexible credit guidelines*
- FHA maximum loan amount varies by geographical area
- No income limits or location restrictions

RURAL DEVELOPMENT

- 100% financing
- Expanded qualifying ratios and flexible credit guidelines*
- Must be deemed rural area by USDA
- Income limits based upon the number of people living in house, varies by geographical area
- Loan up to appraisal value to finance closing costs
- RD Guarantee fee of 1% (Financeable)
- Do not need to be a first time homebuyer

VA LOANS

- Subject to VA eligibility
- 100% financing
- No income limits or restrictions
- Expanded qualifying ratios and flexible credit guidelines*
- Maximum loan amount varies based on entitlement
- VA Funding fee based on military status (Financeable)
- Do not need to be a first time homebuyer

ONE TIME CLOSE CONSTRUCTION

- New home construction
- Minimum down payment option of only 5%
- Interest only during construction for up to 12 months, then modifies to 15, 20 or 30 year fixed rate once home is complete.
- Renovation loans for purchase or refinance
- Minimum down payment option of only 3%
(restrictions apply)
- Rate is locked up-front with no modification once renovations are complete
- Maximum loan amount of \$832,750
- You choose your builder
(Subject to GMFS Mortgage Verification)

SPECIALIZED FINANCING SOLUTIONS

- Jumbo Home Loans
- Adjustable Rate Mortgage (ARM)
- Refinance (Rate & Term and Cash Out)
- DSCR
- Down Payment Assistance
- First Responder Lender Credit
- Temporary Rate Buydown
- Disaster Relief Home Loans

