



## FHA-insured Mortgages are Good Choices

If you are a first-time homebuyer or existing homeowner looking for a home mortgage with a low down payment and flexible features, a Federal Housing Administration (FHA)-insured mortgage may be the right choice for you.

Part of the U.S. Department of Housing and Urban Development (HUD), FHA is not a lender but insures mortgages for lenders nationwide. FHA-approved lenders make FHA mortgages available to eligible borrowers, so if you're interested in FHA, talk to an FHA-approved lender. Find an FHA approved lender at [hud.gov/fha](https://www.hud.gov/fha).

## Flexibility for You

FHA's flexible mortgage features include:

- Low down payments, which may be as low as 3.5 percent.
- Loan limits, which vary by geographic location, so that those in high-cost areas can obtain an FHA-insured mortgage as well as those in low-cost areas.
- Non-occupant co-borrowers on the mortgage, so that an eligible person, such as a parent, can help a borrower qualify.

## FHA Mortgage Programs

Whether you are buying, building, or renovating a home, there's an FHA-insured mortgage program for you.

- Purchase your principal residence with a fixed rate **Basic Home Mortgage** up to a 30-year term.
- When rates are high, or if you plan to own your home for only a few years, consider an FHA **Adjustable Rate Mortgage**, which may offer a lower initial rate and payment.
- Ready to refinance? FHA has a number of **refinance** programs. If you already have an FHA-insured mortgage, check out an FHA **Streamline Refinance**.
- Consider an FHA 203(k) **Rehabilitation Mortgage** when buying a home that needs renovations or repairs. This program allows you to include the eligible costs of renovations in the mortgage.
- If you're at least 62 years old, consider FHA's **Home Equity Conversion Mortgage**, a reverse mortgage program that can provide funding to help you remain in your home as you age, pay medical bills, make home repairs, etc.
- FHA's mortgage programs include mortgages for **Condominiums** and **Manufactured Homes**, too.

The FHA Resource Center is available to assist servicers and housing Counselors with any questions on FHA policy and procedures.

### FHA RESOURCE CENTER

Online FAQ: <https://answers.hud.gov/FHA/s/>

Email: [answers@hud.gov](mailto:answers@hud.gov)

Phone: (800) CALL FHA (225-5342)

The FHA Resource Center is prepared to accept calls from persons who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. Information on how to make an accessible phone call is available at:

<https://www.fcc.gov/trs>

## Affordable HUD-owned Homes

HUD has an inventory of homes for sale across the country that may be the right fit for you. To learn more about HUD-owned homes for sale and to see listings in your area, go to [www.hudhomestore.com](https://www.hudhomestore.com).

## Get Assistance

HUD-approved housing counseling agencies provide counseling on homeownership topics including buying a home, credit issues, and foreclosure avoidance. To locate a HUD-approved housing counselor, visit [hud.gov/counseling](https://www.hud.gov/counseling) or call (800) 569-4287.

## Learn More

For more information on FHA programs, to locate an FHA-approved lender, and more, visit [www.hud.gov](https://www.hud.gov), or call (800) CALL FHA (225-5342).

## Save Your Home

FHA has a number of programs for lenders to assist homeowners who are at risk of foreclosure and otherwise struggling with their monthly mortgage payments. Find out more at [hud.gov/fha](https://www.hud.gov/fha).