

# Community Reinvestment Program



## WHAT'S A POTENTIAL HOMEBUYER TO DO?

Trident Mortgage is dedicated to partnering with federal banking agencies to make sure that we provide diverse, affordable product offerings to all qualified borrowers.

In our footprint (PA, NJ, DE), we offer low interest home loans and other housing assistance for qualified lower and moderate income buyers.



## CONDITIONS:

- o Min. 630 FICO
- o Max 45% Debt-To-Income Ratio
- o 15 or 30-year fixed rate<sup>1</sup>
- o 6% assist permitted regardless of loan-to-value (LTV)
- o Max LTV/combined loan-to-value (CLTV) 97%/105%
- o Purchase and rate/term refinance
- o Homebuyer counseling is required if all borrowers are first time homebuyers
- o Property must be within assessment area<sup>2</sup>
- o No income limits if the property is located in low or moderate income level

1. Purchase and rate/term refinances
2. Use [www.ffiec.gov](http://www.ffiec.gov) website to verify income limit to qualify for this program. Once on this site you will click on Geocoding/Mapping System and enter the address.



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Trident Mortgage Company LP is licensed by the Pennsylvania Department of Banking and Securities as a Mortgage Lender. Licensed by the New Jersey Department of Banking and Insurance. Licensed lender, Office of the Delaware State Bank Commissioner. All loans subject to credit approval.

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