



FHA LIMITED 203K

Purchase /Rehab Product that allows up to \$35,000 in Non-Structural Repairs 50% of the funds are dispersed to the contractor at closing and 50% when completed. All work must be done by a licensed contractor. Any Repairs that do not fall under the list below would come under the Standard 203K.

Improvements Allowed

- Minor remodeling that does not involve structural repairs
- Existing well and septic minor repairs
- Basement waterproofing
- Mild mold remediation
- Heating, Ventilation and Air Conditioning Systems
- Plumbing and Electrical Systems
- Flooring, exterior and interior painting
- Weatherization, including storm windows & doors, insulation, weather stripping
- Replacement of window and doors and exterior wall re-siding
- Appliances; including free-standing ranges, refrigerators, washer and dryers, dishwashers & microwaves
- Improvements for accessibility for person with disabilities
- Lead-based paint stabilization or abatement of lead-based paint hazards
- Replacement/addition of exterior decks, patios, & porches
- Roofs, gutter and downspouts

Improvements Not Allowed

- Major structural repairs/rehabilitation
- Additions to the home
- Moving or repairing a load bearing wall
- Repairs requiring detailed plans and specs
- Any repair taking longer than 3 months
- Repairs requiring more than 2 draws
- Luxury Items are not eligible
- Landscaping, swimming pools, hot tubs, tennis courts, gazebos, barbeque pits

CALL TODAY FOR A FREE PRE-APPROVAL APPLICATION!



MORTGAGE NETWORK SOLUTIONS

1970 Highway 33, Suite 101, Hamilton, NJ 08690

Branch NMLS #767520

Debbie Maxwell

Branch Manager, NMLS #175739

Office: 609.890.7171 | Cell: 609.847.1538 | debbiemaxwell@mortgagedm.com

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