



Presented by
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Home is where your story begins

A lot of Texans dream of owning a home, but don't know where to start. Here are some common questions;

- Can you help address credit issues on my credit report?
- Are there any resources for down payment assistance or closing costs?
- How do I qualify for a Mortgage?

The HomeBuyerU Team is here to help you navigate the steps to becoming a homeowner.

The HomeBuyerU Program, our team includes experienced network of mortgage and real estate professionals.

Whatever the challenges, chances are, we've seen it and can help.



The scariest moment is
always just before you
start. After that, things
can only get better.
Stephen King



How We Help Our Clients

We are fully committed to helping you achieve your dream of home ownership. HomeBuyerU is expertly designed for prospective home buyers facing credit challenges.

Through a personalized approach, we'll identify the specific credit issues standing between you and your mortgage approval. Our team of experts will work with you to resolve these obstacles quickly and efficiently, so you can improve your credit score and get closer to owning your new home.

We are dedicated to helping buyers like you boost their credit scores, gain mortgage approval, and educate and empower you as a future homeowner. Our program is completely FREE!



Future Home Buyer Commitment

- Show Up & Participate.
- Attend Monthly Check-In Calls
- Commit to Credit Improvement Plan and raise issues as they present themselves.
- Complete Lenders Application within 7 days of initial 1:1 with Agent
- Complete Buyers Representation Paperwork during 1:1 Session with Agent



Our Commitment To You

- Create custom Credit Improvement Plan
- Monthly 1:1 Check-In on progress
- Weekly HomeBuyerU Information

Completion of program

- Gains knowledge on creating healthy financial habits
- Get prepared to be a first home buyer
- Buyer to receive \$1,000 towards Closing Cost from Preferred REALTOR*
- Buyer to receive \$500 towards Home Appraisal from Preferred Lender*

*The preferred realtor program is made available to you through a relationship between agents of the Southern Luxe Group REALTORS and preferred 3rd party mortgage lender. Program Incentives are awarded by Southern Luxe Group agents to buyers who use the have signed a Buyers Representation with a REALTOR on the Southern Luxe Group. Mortgage loan must be completed with its preferred 3rd party mortgage lender.



How To Get Started

Step 1

Scan or Click
to schedule



<https://calendly.com/southernluxegroup/homebuyeru>



Home Buyer Info

When exploring mortgage options, there are four main types to consider: FHA, USDA, VA, and Conventional loans.

FHA loans are backed by the Federal Housing Administration and are particularly popular among first-time homebuyers. They offer a low down payment, typically as low as 3.5%, and have easier credit qualifications. However, they require mortgage insurance premiums (MIP) for the life of the loan.

USDA loans, backed by the U.S. Department of Agriculture, are designed for buyers looking to purchase a home in rural or some suburban areas. These loans are ideal for individuals with low to moderate incomes and do not require a down payment. They also offer low interest rates but require the property to be in a USDA-approved area and include a small annual fee similar to mortgage insurance.

VA loans, backed by the U.S. Department of Veterans Affairs, are available to active-duty military members, veterans, and eligible surviving spouses. These loans require no down payment and no private mortgage insurance (PMI). They also come with competitive interest rates, limited closing costs, and have flexible credit requirements.

Finally, **Conventional loans** are not backed by any government agency and are suited for buyers with good to excellent credit, stable income, and a decent down payment. They offer various down payment options, typically ranging from 3% to 20%. If you can put down at least 20%, you can avoid mortgage insurance altogether. Conventional loans often provide lower interest rates compared to government-backed loans for those with strong credit, and they offer more flexibility in terms of loan terms and property types.

Each of these mortgage options has its own set of benefits and requirements, so it's important to choose the one that best fits your financial situation and home-buying goals.

Key Considerations

FHA Loan

Lower Down Payment

Credit Flexibility

Mortgage Insurance

USDA Loan

Rural Property

Income Limits

No Down Payment

VA Loan

Military Service

No Down Payment

No PMI (Private Mortgage Insurance)

Conventional Loan

Credit Score

Higher Down Payment

No Government Backing



Home Buyer Info

Preparing to buy a home is exciting, but being ready is key. Consider your financial situation—down payment, closing costs, and mortgage pre-approval—along with what matters most in a home and neighborhood. Think about your lifestyle, community priorities, and specific needs like school zones or proximity to work. With this preparation, I'll be able to help you find a home that fits both your current needs and future plans.

Financial Preparedness

Down Payment

This typically ranges from **3.5% to 20% of the home's purchase price**.

Do you have enough for a down payment? If not, consider the following:

- Savings Plan: Start a dedicated savings plan to build up the required amount.
- Gifts: Explore the possibility of receiving gift funds from family or friends.
- Grants and Assistance Programs: Research state or federal programs that offer down payment assistance.
- Loan Options: Consider loan programs with lower down payment requirements, such as FHA loans.

Closing Costs

Estimate and budget for closing costs, which typically range from **2% to 5% of the home's purchase price**. Do you have enough saved? If not, consider the following:

- Negotiate Seller Contributions: Ask the seller to cover some or all of the closing costs as part of the offer.
- Roll into Loan: Check if your lender allows you to roll closing costs into your mortgage.
- Assistance Programs: Look into local programs that offer help with closing costs.
- Lender Credits: Consider higher interest rates in exchange for lender credits towards closing costs, if this fits your financial strategy.

Mortgage Pre-Approval

Secure pre-approval to understand your budget.

Home Insurance

Research and budget for homeowner's insurance.

Property Taxes

Look into the property tax rates and assess how they might change with future development in the area.

HOA Fees

Neighborhood Restrictions

Natural Disasters

Air and Water Quality

Noise

School Districts

Zoning Laws

Crime Rate

Commute

Future Development Plans

High Property Taxes

Limited Growth Potential

Environmental Hazards

Access to Healthcare

Proximity to Amenities



Thank You