

Monday, June 12, 2017

Desert Empire Mortgage  
Residential Home Loans  
760-327-2254



30 Year Fixed

Cities Eligible \*\* for  
**100% USDA financing**

in Riverside and  
San Bernardino Counties

**Scott Simmons**

NMLS #244859 CalBRE #00909344

760-327-2254 office

www.DesertEmpireMortgage.com

**Desert Empire Mortgage**

1111 East Tahquitz Canyon Way Suite #121

Palm Springs, California 92262

Scott@DesertEmpireMortgage.com

760-831-0044 cell

Riverside County

Blythe  
Cabazon  
Calimesa  
Cherry Valley  
Coachella  
Desert Hot Springs  
Homeland  
Lakeview  
Mecca  
Sun City  
Thousand Palms  
Wildomar  
Winchester

San Bernardino County

Adelanto  
Baker  
Big Bear City  
Big Bear Lake  
Crestline  
Joshua Tree  
Lake Arrowhead  
Morongo Valley  
Lucerne Valley  
Needles  
Running Springs  
29 Palms  
Yucca Valley

**Combined Income Limits:**

Family of 1 - 4     \$ 78,200

Family of 5 - 8     \$103,200

The income from ALL family members residing in the property is taken into consideration in this calculation even if they will not be on title !

\*\* Not all properties are eligible for USDA financing even if they are located in the cities that are eligible

Verify your specific properties  
USDA eligibility by going to:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

( click on Single Family Housing Guaranteed )  
or, Call me, Scottt Simmons, at 760-831-0044  
and I'll do it for you.

**Basic *guidelines*:**

Primary residences only.

Owner Occupant Co-Signors only

sfr's, pud's or FHA, FNMA, FHLMC approved condo's

"Luxury items", (pools, spas), value is deducted from the appraised value, (reduces the loan amount by the value of the luxury item).

Minimum 620 Credit Score with us.

29/41 debt to income ratios

Seller can pay up to 6% of all closing costs

20% of sales price in liquid assets disqualifies buyer

Lot values not to exceed 30% of appraised value

All spouses credit and credit obligations always used in qualifying.

Income documentation & verification, (signed 4506 required) from

EVERY family member who will be residing in the property will be required (and used to calculate maximum family income limits).

Bankruptcies, Foreclosures, Short Sales, allowed after 36 months.

Rates, terms, fees, information, guidelines, deemed reliable but subject to change and therefore not guaranteed.