



HOMEBUYERALLY

RENT-TO-OWN

Our Presenter Today:

Emelie Maybrook- An **Experienced** Mortgage lender of 28 yrs, she **is dedicated** to help make your homeownership dreams come to a **reality!** With a passion for guiding homebuyers through the lending process, she takes pride in providing the best service, practical knowledge, and transparency.

Whether you are ready to work on your dreams now or planning for your future, Emelie is a knowledgeable resource committed to achieving your financial goals. Licensed in seven states, she brings expertise backed by a Bachelors degree in Economics and a lifelong commitment to learning.



What is Home Buyer Ally?



Non Profit – purchases a home for Program Participant



Long Term Lease Option to buy



Available for those who do not traditionally qualify for a home purchase

Who could benefit from HBA

- **ITIN Buyers** with 3.50% Down
- **Recently Denied Buyers** whose income has recently change (just switched to Commission only from a base salary) with three months bank statements
- **Newly Self Employed Buyers** who can verify income with 3 most recent Bank Statements
- **Credit challenged borrower's**
- **1 day out of a BK or foreclosure**



How Home Buyer Ally Program Works



TERMS OF THE LEASE

Minimum down payment requirement is 3.50% (all buyers, even ITIN!)

10 years to assume loan or Purchase home from the HUD approved entity

5-year extension may be granted (total 15-year term)

All repairs and expenses for the home will be paid by the tenant

GIFTS ARE ALLOWED FOR ALL FUNDS TO CLOSE, NOT RESERVES



Example



Program Participant Qualifies for \$350,000.00 Lease
Option

Contract Accepted for \$350,000.00 (full asking offer)
with 6% (\$21,000) Seller Concessions

Total down payment \$ 12,250.00

Total Monthly Payment for the program Participant
\$3186.79

How the Purchase price is configured:

When the program participant is ready to assume or purchase the home from the HUD approved entity, The purchase price is calculated based on the loan balance, if the loan were amortized on a 40-year mortgage.

Best option would be an FHA or conforming loan.



Payoff on the balance of mortgage is based on a 40 year amortization

- If the participant wanted to assume
- loan or purchase home on Month 18
- (1.5Year) Purchase price would
- be \$339,722.50

Purchase Price			\$	350,000					
Day 1 Option Price			\$	343,660					
FHA Insured Mortgage									
Month	Monthly Lease Payment	Total Tenant Credit	Monthly Tenant Credit	Option Price	P&I	Interest	Principal	FHA Balance	
1	\$ 3,186.79	\$ 517.13	\$ 517.13	\$ 343,142.87				\$ 343,660.00	
2	\$ 3,186.79	\$ 1,037.81	\$ 520.68	\$ 342,622.19	\$ 2,581.80	\$ 2,362.66	\$219.14	\$343,440.86	
3	\$ 3,186.79	\$ 1,562.07	\$ 524.26	\$ 342,097.93	\$2,581.80	\$ 2,361.16	\$220.65	\$ 343,220.21	
4	\$ 3,186.79	\$ 2,089.94	\$ 527.87	\$ 341,570.06	\$2,581.80	\$ 2,359.64	\$222.16	\$ 342,998.05	
5	\$ 3,186.79	\$ 2,621.44	\$ 531.50	\$ 341,038.56	\$2,581.80	\$ 2,358.11	\$223.69	\$ 342,774.36	
6	\$ 3,186.79	\$ 3,156.59	\$ 535.15	\$ 340,503.41	\$2,581.80	\$ 2,356.57	\$225.23	\$ 342,549.13	
7	\$ 3,186.79	\$ 3,695.41	\$ 538.83	\$ 339,964.59	\$2,581.80	\$ 2,355.03	\$226.78	\$ 342,322.35	
8	\$ 3,186.79	\$ 4,237.95	\$ 542.53	\$ 339,422.05	\$2,581.80	\$ 2,353.47	\$228.34	\$ 342,094.01	
9	\$ 3,186.79	\$ 4,784.21	\$ 546.26	\$ 338,875.79	\$2,581.80	\$ 2,351.90	\$229.91	\$ 341,864.11	
10	\$ 3,186.79	\$ 5,334.23	\$ 550.02	\$ 338,325.77	\$2,581.80	\$ 2,350.32	\$231.49	\$ 341,632.62	
11	\$ 3,186.79	\$ 5,888.03	\$ 553.80	\$ 337,771.97	\$2,581.80	\$ 2,348.72	\$233.08	\$ 341,399.54	
12	\$ 3,186.79	\$ 6,445.64	\$ 557.61	\$ 337,214.36	\$2,581.80	\$ 2,347.12	\$234.68	\$ 341,164.86	
13	\$ 3,186.79	\$ 7,007.08	\$ 561.44	\$ 336,652.92	\$2,581.80	\$ 2,345.51	\$236.29	\$ 340,928.57	
14	\$ 3,186.79	\$ 7,572.38	\$ 565.30	\$ 336,087.62	\$2,581.80	\$ 2,343.88	\$237.92	\$ 340,690.65	
15	\$ 3,186.79	\$ 8,141.57	\$ 569.19	\$ 335,518.43	\$2,581.80	\$ 2,342.25	\$239.55	\$ 340,451.09	
16	\$ 3,186.79	\$ 8,714.67	\$ 573.10	\$ 334,945.33	\$2,581.80	\$ 2,340.60	\$241.20	\$ 340,209.89	
17	\$ 3,186.79	\$ 9,291.71	\$ 577.04	\$ 334,368.29	\$2,581.80	\$ 2,338.94	\$242.86	\$ 339,967.03	
18	\$ 3,186.79	\$ 9,872.72	\$ 581.01	\$ 333,787.28	\$2,581.80	\$ 2,337.27	\$244.53	\$ 339,722.50	
19	\$ 3,186.79	\$ 10,457.72	\$ 585.00	\$ 333,202.28	\$2,581.80	\$ 2,335.59	\$246.21	\$ 339,476.29	
20	\$ 3,186.79	\$ 11,046.74	\$ 589.02	\$ 332,613.26	\$2,581.80	\$ 2,333.90	\$247.90	\$ 339,228.39	
21	\$ 3,186.79	\$ 11,639.82	\$ 593.07	\$ 332,020.18	\$2,581.80	\$ 2,332.20	\$249.61	\$ 338,978.78	
22	\$ 3,186.79	\$ 12,236.97	\$ 597.15	\$ 331,423.03	\$2,581.80	\$ 2,330.48	\$251.32	\$ 338,727.46	

How to Qualify

580 Min Credit Score

No Recent Delinquency

Three months reserves (3 payments in bank/ 401k/ etc)

Monthly Payment would be the Full PITI with FHA Mortgage insurance and HOA.

Three months of current bank statements, average income deposit will be used to qualify.



HomeBuyerAlly
RENT-TO-OWN



Premier
MORTGAGE RESOURCES



Choose Your Dream Home

Begin your journey by selecting the home of your dreams. With HomeBuyerAlly.com, you have the flexibility to choose a property that suits your lifestyle and preferences.

Rent with a Purpose

Start by renting the home you've selected. Your monthly payments contribute not only to your comfortable living but also serve as a step towards owning the property in the future.

Ten Years to Purchase

HomeBuyerAlly.com offers you a unique ten-year window to transition from renting to owning. This extended period provides the time and flexibility needed to build your financial foundation and meet the necessary qualifications.

TAKE CHARGE OF YOUR HOMEOWNERSHIP JOURNEY

You're not alone on this journey.

Premier Mortgage Resources is here to support you every step of the way. Our team of experts will guide you through the process, offering valuable insights and assistance to ensure a smooth transition from renting to homeownership.



Got More Questions?

TAKE THE NEXT STEPS!!!



We're Here to Help You!



Thank You!



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