

# Buy the Fixer Upper

## And finance the fix-up

The **FHA 203(k) loan** lets you purchase a house that needs work and roll the renovation costs into your mortgage, so you can afford the home you want in the neighborhood you love.



### How it Works

- 1 Find Your Fixer-Upper.** Choose a home with potential, even if it needs major repairs.
- 2 Finance Purchase + Renovations.** One loan covers the home price and renovation costs, based on the after-repair value.
- 3 Complete Renovations & Move In.** Funds are held in escrow and released as work is completed. Make one monthly payment.

### Why an FHA 203(k) Loan?

**Afford the Neighborhood You Want.** Buy in your dream location by choosing a fixer-upper instead of settling for what's move-in ready.

**No Cash Needed for Repairs.** Finance the renovations in your mortgage, no need to save tens of thousands for repairs.

**Simpler Than You Think.** One loan. One closing. We handle the complexity so you can focus on creating your dream home.

### Standard 203(k)

Handles major work with no dollar limit: structural repairs, additions, full remodels, or complete transformations. For homes that need serious renovation or total reimagining.



### Limited 203(k)

Covers cosmetic updates and minor repairs up to 35K: flooring, paint, kitchen and bath updates, appliances, and HVAC. Perfect when the bones are good but the home needs a refresh.

203(k) loans are subject to FHA lending limits and FHA program requirements. Additional documentation, contractor approval, and HUD consultant requirements may apply. Borrower is still responsible for standard down payment, closing costs, and prepaid items. Not all applicants will qualify.

**Contact us today to see if this might be the right program for you.**



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**THE CAT LADY LENDER TEAM**



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