

# **VA & Fannie Mae “Homepath” Foreclosure Opportunities In Charlotte, Durham & Raleigh, North Carolina!**

Can you imagine buying a VA below market Positive Cash Flow property for \$70k-\$140K, 5% down, the lowest interest rate we have seen in decades, at a current 4.5% mortgage rate? Can you imagine needing only 10% down for Fannie Mae Foreclosures and 660 FICO Score?

Today is truly a unique, unprecedented time to seize this once in a lifetime window of opportunity to buy VA (US Department of Veterans Affairs) and Fannie Mae “Homepath” foreclosure properties in one of the best real estate markets in the country. There is no guarantee how long this program will last.

## **VA Vendee Financing:**

- 5% down for investors
- 4.5% current Interest Rate
- Don't have to be a veteran to buy
- No limit as to how many properties you already own
- Must have 50% or lower Debt to Income ratio (DTI)

- FICO score as low as 620 will qualify you
- Requires as little as \$5,000-\$15,000 total out of pocket including cost of rehab
- No pre-payment penalties, no appraisal fees or PMI
- VA may paid up to 6% of your closing costs
- No maximum number of VA properties you can buy
- Perfect for investors who don't qualify for conventional financing due to having more than 4 mortgages
- There are a limited number of VA foreclosures available. Offers will be accepted on a first come, first serve basis. Once a VA property comes on board, it is usually sold within 24-48 hours.
- Please contact Kibui Butt, VA loan agent for Bank of America at (800) 960-0842 Ext 6947, email: [Kibui.butt@bankofamerica.com](mailto:Kibui.butt@bankofamerica.com) for VA loan pre-approval before making an offer. B of A is the only lender authorized to provide Vendee financing.

## **Fannie Mae "HomePath" Financing:**

- Low Down Payment (10% for rental properties or second homes)
- Flexible Mortgage Terms (fixed-rate, adjustable rate, or interest-only)
- Don't Need Perfect Credit! Typical FICO score 660
- No Mortgage Insurance!
- No Appraisal Fees!

HomePath Mortgage financing is available from:

**Tom Mac,**

**Mortgage Consultant**

**9 Dot Funding**

3700 Hilborn Road, Suite 700

Fairfield, CA 94534

- Office: [510-817-5867](tel:510-817-5867)  
Mobile: [925-550-5769](tel:925-550-5769)  
Fax: 925-848-2630  
Email: [tomvmac@yahoo.com](mailto:tomvmac@yahoo.com)

Where else in today's market can you find loans on investment properties that look like this?

## HomePath® Investment Opportunities



**\$139,900**

**2775 square foot home**

**3 Bedroom plus Loft**

**2 Car Garage**

**Built in 2006**

**Rent for \$1200**

## VA Foreclosure Opportunities



**Rare Find \* \$152,900**

**2064 Square Foot Home on 1.02 Acres**

**3 Bedroom, 2.5 Bath**

**2 Car Garage**

**Rent \$1400 a month**

**For more information please contact:**

Kevin McVicker

Real Estate Broker

[kevinmcvicker.com](http://kevinmcvicker.com)

<mailto:kevin@kevinmcvicker.com>

Work: 919-369-4926

Also contact Seewing Yee, Owner, Yee Real Estate Network, (510) 552-0726, email: [seewingyee@seewingyeeseminars.com](mailto:seewingyee@seewingyeeseminars.com) to go over your real estate investment strategy