



# Mortgage Overview

## First Time Home Buyer Program

Purchase your home with a down payment as low as 5% down (can be 100% gift funds), up to \$450,000, with no Private Mortgage Insurance (PMI). We consider a first time home buyer to be someone who has not owned property in the past three years.

## Professional Program

Options for 100% financing and no PMI available. Loans up to \$1.5 million. Available to practicing Physicians (also residents, interns, fellows), Physician Assistants, Pharmacists, Dentists, Nurse Practitioners, and Nurse Anesthetists in Indiana only within first 5 years of practice.

## Construction Loans

Build your new home with a down payment as low as 10% and no Private Mortgage Insurance. Maximum loan amount \$1,000,000.

## Land Loans

Our Land Loans feature a 1-year term, minimum 20% down payment, with monthly interest only payments available.

## Bridge and Swing Loans

Allows you extra time to sell your current home and still buy the home of your dreams now "bridging" the gap between closings from one property to another

## Jumbo Loans

A loan for when the amount of the mortgage exceeds limits set by Fannie Mae and Freddie Mac, with as little as 10% down and no PMI.

## Adjustable Rate Mortgages

Our ARMs, such as the lower risk 5/5 ARM, are unique home buying solutions, with as little as 10% down and no PMI.

## Traditional Loans

FHA, VA, and USDA Loan options available

TO VIEW RATES AND  
APPLY ONLINE:

[elements.org/bsmith](https://elements.org/bsmith)



## Bradley Smith

Your Mortgage Loan Originator  
NMLS: 906855

[bsmith@elements.org](mailto:bsmith@elements.org)  
317-957-7443