



HOME FINANCING SOLUTIONS FOR PHYSICIANS

Physicians Mortgage Program

New and established physicians can often face unique challenges when financing a home. To accommodate their needs, and realty professionals, STAR has designed the Physician Mortgage Program. It include great solutions for:

- Minimal down payment, flexible amortization and low fixed rates for home purchases and refinances
- Up to 100% of purchase price
- No Private Mortgage Insurance (PMI)
- Underwriting specialized for physicians
- Local servicing

PROGRAM GUIDELINES		
	NEW PHYSICIANS	ESTABLISHED PHYSICIANS
PROSPECTS	Physician entering an employment contract with an established medical practice, group or hospital <i>OR</i> Physician entering an established medical residency or fellowship program	Practicing for five or more years in current discipline <i>AND</i> Employment or ownership with an established medical practice group or hospital
AMORTIZATIONS	15, 20, 30 year fixed rate or 5/1 ARM	15, 20, 30 year fixed rate or 5/1 ARM
PMI	None	None
MINIMUM CREDIT SCORE	700 (all borrowers)	720 (all borrowers)
INCOME	Employment Agreement (future)	Two years historical income
PROPERTY TYPE	Primary residence only	Primary or secondary (no investment)
GEOGRAPHIC LIMITATIONS	In proximity of STAR locations	In proximity to STAR locations
MAXIMUM LOAN AMOUNT	\$650,000	\$1,000,000
CASH OUT	None	Maximum of \$250,000
CITIZENSHIP	U.S. permanent citizen or a resident alien with green card status	U.S. permanent citizen or resident alien with green card status

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