

HOME TURF LOAN

Let us help you!

Ready for the next steps?

Once you find a home you're ready to make yours, it's time for you and our Home Turf Loan lender to work together. While you shop for homeowners insurance to protect your home and its valuables (compare rates of at least two companies to make sure you receive a fair price), Central Bank of the Midwest will get started on the loan process.

Loan Estimate: We will create a loan estimate to help you assess how much you'll need on closing day.

Home Inspection: We will pay for a professional home inspection by the inspector of your choice to confirm there aren't defects that affect the safety, liability or resale value of your home.†

Appraisal: We'll also order and pay for the appraisal of the property to ensure it is indeed worth the value of the loan.

The title company will guarantee the title is free and clear in order to protect your home investment.



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Get started today!
hometurfloans.com



Member FDIC



Central Bank
of the Midwest

Home Ownership

It's something we all dream about. At Central Bank of the Midwest, we're here to help you achieve your home ownership goal. The Home Turf Loan program is designed to help you, even if you've had some past credit problems. We created our program specifically for low-income and first-time homebuyers who never thought home ownership was possible.

Central Bank of the Midwest helps you reach your home ownership dream by paying for certain closing costs, the home inspection, and the appraisal.

MAX LOAN AMOUNT	\$125,000
DOWN PAYMENT	<ul style="list-style-type: none">- Low down payment (home purchase only)- Acceptable sources of the down payment are: your own funds, grant money, government assistance program, or gift from a relative
LOAN TERMS	<ul style="list-style-type: none">- Multiple fixed rate terms available- Purchases and refinances- No cash out
CLOSING COSTS	<ul style="list-style-type: none">- Certain closing costs paid by Central Bank, including but not limited to:<ul style="list-style-type: none">- Home inspection- Appraisal- Prepaid expenses (upfront real estate taxes and homeowners insurance) to be paid by the borrower, the seller or gifted
ELIGIBLE PROPERTIES	Single family, owner occupied, primary residences only*

Requirements for Home Turf Loan borrowers

1. Be a U.S. citizen or a permanent resident alien (documentation required)
2. Income level at or below 80% of the area median income[∞]
3. One year of consecutive employment
4. Foreclosure, deed in lieu or bankruptcy discharged for two years
5. Complete a homeowner's education course[†]
6. Non-occupant co-borrowers will be considered

Area of Availability

The Home Turf Loan program is available to eligible borrowers in low and moderate income census tracts located in the following counties:

MO: Cass, Clay, Clinton, Jackson, Platte, Ray
KS: Douglas, Johnson, Wyandotte

If the property you're interested in is not eligible for the Home Turf Loan, we will visit with you about other loan options available.

[∞] 80% of the 2020 median family income for Kansas City MSA = \$68,720. Lawrence MSA = \$71,040. * Leasehold properties not available. Manufactured housing not eligible. † Applies only to home purchases.

We'll guide you every step of the way to becoming a proud homeowner.