



Partner Lender Home Purchase Products

The following mortgage lenders have agreed to provide mortgages to homebuyers purchasing Chicago Community Land Trust (CCLT) homes and condominiums. **YOU MUST USE ONE OF THESE LENDERS IN ORDER TO PURCHASE A CCLT HOME.** These lenders (and the loan officers listed) understand the special features of the CCLT. Please note that FHA loan products cannot be used in conjunction with CCLT homes

LENDERS	INCENTIVES	CRITERIA - Product	RESTRICTIONS/REPAYMENTS	Max LTV	CONTACT(S)
BBMC Mortgage Programs they work with: CCLT Illinois Assist Program FHLB Down Payment Plus IHDA NSP MMRP Program	Competitive programs. Extensive experience layering multiple down payment programs.	Fannie Mae guidelines Product FNMA 30 yr fixed and estimated rate as of 01/26/17 is 4.5% this rate may change	None	97%	Tomas Meneses 4753 North Broadway Chicago, IL 60640 312.951.2126 cell t.meneses@mybbmc.com Miguel Mendoza 19031 Old LaGrange Rd. #214 Mokena, IL 60448 708.782.5835 cell m.mendoza@mybbmc.com
Guarantee Rate Programs they work with: CCLT Chicago Home Buyer Assistance Program Tax Smart IHDA NSP	Competitive fixed & ARM rates No PMI and reduce PMI options available Free consultation	Fannie Mae guidelines	None	Based on product Conventional 97%	Scott Sidkey 773.416.0324 cell 773.290.0324 office 773.435.0686 fax scott@guaranteerate.com
NHS Chicago Programs they work with: CCLT NSP funds available within the MMRP areas TAX SMART	Competitive fixed rates No PMI Flexible underwriting (not credit score driven) Down payment/closing cost assistance available	120% AMI for owner-occupants in Low/Mod Census Tract , 80% AMI for all others	City Of Chicago & Elgin	97%	Roberta Cosey 773-533-5570 x 4705 office 773-858-5675 cell 773-329-4055 fax rcosey@nhschicago.org
Standard Bank and Trust Programs they work with: CCLT TAX SMART NSP funds available within the MMRP areas FHLB Down Payment Plus	Free consultation. May combine some down payment assistance programs. Competitive long term fixed rates	Fannie guidelines	None	97%	Randy McManigal Senior Mortgage Banker 7800 W. 95th St Hickory Hills, IL 60457 708.721.0869 cell 708.598.2918 fax Randy.McManigal@standardbanks.com
Wintrust Mortgage Programs they work with: CCLT Home Buyer Assistance Program NSP funds available within the MMRP areas TAX SMART FHLBC (DPP Program) Market Rate Program	No charge for consultation. Has funds for down payment assistance. Competitive long term fixed rates	Fannie guidelines	None	97%	Kelly J. Price 773-501.6653 cell 312-462-7733 office 866-560-0776 efax kprice@wintrustmortgage.com
Wells Fargo Home Mortgage Programs they work with: CCLT NSP funds available within the MMRP areas	2% downpayment No PMI Competitive long term fixed rates	Freddie Guidelines * First-time homebuyers. Customers may not currently own a residential property. * Low-to-moderate income buyers. * Customers with little cash available – may have access to gift funds or Downpayment Assistance Programs (DAPs). * Customers with limited credit usage or non-traditional credit (not permitted for LTVs >95%). * Customers with past credit challenges, but have recently shown financial responsibility.	None	98%	Ken Crowder 630-961-6640 office 630-240-2203 cell 630-344-1341 efax ken.crowder@wellsfargo.com
AMI = Area Median Income		BPS = Basis Points	LMI = Low Moderate Income		LTV = Loan to Value