

HUD's Special \$100 Down Payment Program

We are pleased to announce a special sales incentive for owner occupant purchasers who will be utilizing FHA financing. HUD is currently offering a \$100 down payment initiative. The \$100 down payment is for owner occupants (any individual who purchases a HUD home as their primary residence for at least 12 months after closing and who has not purchased a home from HUD as an owner occupant in the past 24 months) purchasing a HUD home with FHA financing.

This incentive is also available to owner occupant purchasers who obtain an FHA Home Repair loan, or an FHA 203k loan. It's a great time to purchase a HUD home with FHA financing. This special sales incentive will be offered beginning with offers accepted on January 7, 2009. In addition to the above offer, HUD has initiated a \$1,000 sales allowance paid at closing to owner occupant purchasers on full-price offers.

Note: Earnest money policies and all other contract requirements will remain the same; these incentives do not apply with any other discount programs HUD endorses. "Full price offers" refers to the current list price. Please note the sales incentives above apply only to the states of Arizona and Nevada. Some of the incentives listed above are not valid or offered in any other state MCB currently manages for HUD. \$100 down payment financing is available on most properties through FHA approved lenders.

If you should have any questions, about HUD homes through this program or any other program, or if you have questions about Phoenix real estate in general, Arizona Premiere Living will be there to assist you, so visit us online at <http://www.ArizonaPremiereLiving.com> or call or email us. You can reach Ben Bailey at 480/220-8022 or email him at ben@benjaminbaileyhomes.com, or you can reach Jerry Murphy at 602/334-3757 or email him at jwmurphy@windermere.com.