DOCTOR LOANS

First National Bank of Pasco helps medical professionals achieve homeownership with flexible financing options tailored to their unique financial situations.

What Makes Doctor Loans Special:

Qualified borrowers may be eligible for financing up to 100% LTV, meaning they can purchase or refinance a home with little to no down payment. Key benefits include:

- **No private mortgage insurance (PMI) required on eligible Doctor Loan products** - avoiding a significant ongoing cost.
- **Flexible debt-to-income rules** - specialized underwriting guidelines designed for eligible medical professionals.
- **Low or no down payment options** - addressing the common challenge of limited savings for new doctors and residents.
- **Available for both purchases and refinances.**

Who Qualifies:

To be eligible, at least one borrower must hold a degree and be qualifying with income from an eligible professional designation, including: Medical Doctor (MD), Doctor of Osteopathy (DO), dentists (DDS/DMD), ophthalmologists, psychiatrists, pharmacists (PharmD), veterinarians (DVM/VMD), podiatrists (DPM), Certified Registered Nurse Anesthetists (CRNA), or medical residents, fellows, and interns with one of these degrees. Additional underwriting requirements apply such as income, assets, credit, occupancy, and collateral standards.

Loan Parameters:

For the Doctor Loan ARM product, you can borrow up to $2,000,000 at 100% LTV with a minimum 720 FICO, or up to $1,500,000 at 100% LTV with a minimum 680 FICO.

Primary purchase and rate & term transactions only:

- 15 and 30 year fixed
- 5/6 ARM, 7/6 ARM, and 10/6 ARM

First National Bank of Pasco
ESTD 1986

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