

# American Independent Mortgage, Inc.

## *Mortgages for home owners of all credit grades*

**Lowest Interest!** For clients who meet the excellent credit and income criteria of FNMA, we offer a full range of fixed and adjustable mortgages in 10, 15, 20, and 30-year terms, starting at rates competitive with all banks. Rates change frequently, so please call us for an update. We can make many loans your bank cannot do! Banks often refer us.

**Poor or Slow Credit Borrowers** may now obtain better rates and terms than ever before on loans to finance their home purchases, improve their homes, and consolidate their debts. If you are paying a high rate because of past credit problems, give us a call. We will provide you with a **free market rate analysis**, which will enable you to determine **if you can save money by refinancing**. If your bank said No, we can say Yes!

**100% Financing!** Buyers with excellent credit, steady employment, sufficient income, and no down payment can now get a mortgage for 100% of the entire purchase price. Call us for the current interest rates. Between 3% and 6% of the mortgage may be contributed by the seller, or given (gift), to pay closing costs. **Why rent when you can own?**

**5% Down, 95% LTV, No-Doc Mortgage Loans!** Self employed, commissioned (Form 1099), and retired borrowers with **good to excellent credit histories** over the last 3 years can now obtain 95% financing for purchasing or refinancing their primary residences, **without having to verify their income!** No income tax returns or financial statements are required! These loans are good for debt consolidations, home improvements, buying cars, buying business equipment, paying off credit cards and taxes, investing in other business ventures, and anything else needed!

**125% CLTV Debt Consolidation Loans!** Homeowners with excellent credit may now encumber up to 100%, even 125%, of the value of their primary residences for debt consolidations, home improvements, and home repairs. **Warning:** Whenever you borrow more than your home is worth, you will be unable to sell your home until such time as you have paid down the principal to below its market value. The IRS disallows interest deductions on any mortgage loans over 100% of your home's market value.

**What determines your interest rate?** A combination of factors, which determine risk, establishes your interest rate. These include your credit payment history, the Loan-To-Value ratio, your employment history, the adequacy of your income, and the type of property you are mortgaging. We poll our many lenders to get you the absolutely lowest interest rate available!

**What are LTV and CLTV?** LTV stands for Loan-to-Value, which expresses the loan amount as a percentage of the home's appraised or market value. CLTV stands for Combined Loan-To-Value in cases where a property has more than one mortgage on it. The total of all the mortgages is shown as a percentage of home's market value. Both LTV and CLTV limits are higher for better credit borrowers and lower for those with impaired credit.

**Please call me now! 610-250-9640**  
Never an application fee!

**William N. Goodman, CPA**  
Branch Manager & Mortgage Loan Officer

**American Independent Mortgage, Inc.**

**Residential and commercial lending**

2560 Nazareth Road, Easton, PA 18045-2793 (Also known as 25<sup>th</sup> Street and PA 248, near US 22.)  
(In the Goodman & Co., CPAs building, across from the 25<sup>th</sup> Street Shopping Center.)  
Phone: 610-250-9640; Fax: 610-253-9773; E-mail: [wgoodman@goodmancpa.biz](mailto:wgoodman@goodmancpa.biz)

Licensed Mortgage Broker by the Pennsylvania Department of Banking

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**If your bank said No, we can say Yes!**