

Loan Options

First Time Homebuyers Mortgage Program: HVB works with you and the local agencies to get the best loan for you and the maximum assistance to help you purchase your home. HVB will NOT put you in a loan you cannot afford.

FHA Mortgages: These Government backed loans feature a low down payment and no maximum income limitations. FHA loans are available in fixed rate. Insurance from the Federal Government replaces private mortgage insurance. Maximum loan amounts vary by county.

VA Mortgages: Eligible veterans can finance up to 100% of the purchase price of many homes without having to pay mortgage insurance. The seller of the property can assist by paying up to all of your closing costs. Imagine buying a home with no money out of your pocket! Reservists are also eligible depending on time served.

Conventional Mortgages: A conforming mortgage is one whose underlying terms and conditions meet the funding criteria of Fannie Mae and Freddie Mac. Chief among those is a dollar limit, set annually by the Federal Housing Finance Agency (FHFA): currently, in most of the continental U.S., a loan must not exceed \$510,400.

Jumbo Mortgage Loans: HVB can finance Jumbo loans over \$510,400. Fixed loan options exist, tailored to your specific financial needs.

Investment Property Mortgages: Mortgages for non-owner occupied homes are available with low down payments.

Pennsylvania Housing Finance Agency (PHFA) Mortgages: HVB is an approved Pennsylvania Housing Finance Agency (PHFA) lender. The PHFA has developed programs specifically designed to make owning a first home in the Commonwealth possible for lower income families. The programs provide year-round availability of below market-rate financing, below-market origination fees and closing cost assistance for those who meet certain eligibility requirements. Check with us to see if you qualify.

Land Loans: Finance the purchase of a residential building lot to build your custom home on.

Construction-To-Perm: Interim mortgage financing for the construction of a custom built home that you design. This loan is also available for renovation financing.

Second Home Mortgages: HVB can also help you purchase a vacation home with a fixed rate mortgage. You can finance up to 90% of the purchase price.