



6101 Southwest Fwy Suite 200  
Houston, TX 77057  
(713) 231-1125  
[www.swehomes.com](http://www.swehomes.com)  
NMLS #341112

Thank you for considering SWE Homes. We specialize in helping buyers purchase real estate regardless of credit history and have helped thousands of people buy properties since 1987. We have homes, land, condos, commercial properties, acreage, investment properties, mobile homes with land, RV lots, and more. All the properties we market are owned by our companies, we do not market for 3<sup>rd</sup> party sellers. We offer easy owner financing on all the properties we own. We have over 1,000 properties throughout Texas.

We are committed to work and coordinate with you regarding closing this transaction. In order to facilitate a smooth closing experience for all parties involved, please note the following requirements:

- We do not charge closing costs; this can save the buyer thousands of dollars; however, there is a \$99 recording fee to record the deed and other documents into your name.
- A down payment, recording fee, taxes, and one year of prepaid insurance is needed.
- Our down payments are low, and we work with all credit types, provided that you can make the payments. The application is free. If you pay a down payment, and SWE Homes, LP. cannot approve you, the down payment is fully refundable.
- If you pay a down payment to hold the property, and for any reason you change your mind within 3 days, SWE Homes L.P. will happily refund your money.
- The Administrative Inquiry form is free with no obligation.
- Our sister company, SWE Lending LLC, NMLS #851997, makes loans on properties throughout Texas that are owned by others. SWE Lending provides purchase money, home equity, and investment loans, including fix and flips, ranging from \$50,000 to \$5 million. We work with applicants with a variety of situations and different credit challenges. With our vast knowledge of real estate and lending, we can make very quick decisions. SWE Lending does not act as a broker or finder; we are a direct lender. For more information, contact one of our Loan Originators, Ray Guajardo (NMLS #1154076) at (713) 231-1192 or email [ray@swehomes.com](mailto:ray@swehomes.com), Jesse Monroy (NMLS ID #2365096) at (713) 231-1149 or email [jmonroy@swehomes.com](mailto:jmonroy@swehomes.com), or Jose Herrera (NMLS ID #2369872) at (832) 831-2740 or email [jherrera@swehomes.com](mailto:jherrera@swehomes.com).

**We do NOT have a minimum credit score requirement or a requirement that the buyer have a credit score; however, we will obtain a credit report and will verify the following information:**

- ☐ Last 2 years of employment
- ☐ Last 30 days of payroll checks
- ☐ Most recent 2 years income tax returns
- ☐ Most recent 2 years of W2s or 1099s
- ☐ Last 3 months of bank statements
- ☐ Last year of rental history (lease agreement, canceled checks, or receipts)
- ☐ Utility bills (gas, light, or water)

**In addition, the borrower must:**

- ☐ Complete a Homebuyer education course (online or in person; we can email the link)
- ☐ Pre-pay 1 year of Hazard, Windstorm and Flood Insurance<sup>1</sup>. (As applicable)

*1 Prior to closing, the monthly payment presented to buyers is an estimated monthly payment. The buyer is responsible to pay the first-year insurance premium prior to the property closing and provide proof of payment 5 days before the closing. The actual monthly payment amount is determined once the buyer provides the prepaid insurance. The insurance premium for the subsequent years is collected in the monthly payment and held in escrow.*

*2 Above information is a general overview about buying properties from SWE Homes, LP. Each individual transaction could have unique characteristics and terms and conditions that will vary from the above information and is subject to change at any time. These are general policies, however there may be additional requirements depending on the specifics of an individual transaction at the underwriters' discretion.*

**IF YOU HAVE ANY QUESTIONS OR NEED INFORMATION ON LENDING, YOU MAY CONTACT ONE OF OUR LOAN ORIGINATORS: RAY GUAJARDO (NMLS ID #1154076) AT (713)231-1192 OR EMAIL [RAY@SWEHOMES.COM](mailto:RAY@SWEHOMES.COM), JESSE MONROY (NMLS ID #2365096) AT (713) 231-1149 OR EMAIL [JMONROY@SWEHOMES.COM](mailto:JMONROY@SWEHOMES.COM), OR JOSE HERRERA (NMLS ID #2369872) AT (832) 831-2740 OR EMAIL AT [JHERRERA@SWEHOMES.COM](mailto:JHERRERA@SWEHOMES.COM)**

*Our real estate salespersons sell properties, but they cannot and will not offer or negotiate loan rates or terms or counsel you about the rates or terms for your loan. They may perform clerical or support duties for your loan, such as communicating with you to obtain the information necessary to process or underwrite your loan.*

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The total monthly payment on the mortgage will be an estimate at the time of the pre-qualifications and will include:

- ☐ Principal
- ☐ Interest
- ☐ Escrow amounts for taxes and estimated insurance
- ☐ Loan servicing fee

To qualify for our owner financing program, the borrower must provide us with evidence of 12 consecutive months of rental payments and evidence that the monthly debt, including the monthly payment of the home, isn't more than approximately 43% of pretax income.

- ☐ Monthly payments on other debts (e.g. car payments, student loans, credit cards)
- ☐ Monthly payments on other mortgage-related costs (e.g. home insurance and property taxes)
- ☐ Any commitments for child support or alimony
- ☐ A down payment is required for our owner financing program.

#### Bankruptcy

If the borrower(s) have filed a previous bankruptcy, a larger down payment may be required. If they have an active Bankruptcy, they may not be eligible for our owner financing program.

There are no closing costs; however, we are required to collect the following pre-paid items at closing:

- ☐ With our special financing program, we do not charge closing costs, however there is a \$99 recording fee to record the deed and other documents in the buyer(s) name<sup>2</sup>
- ☐ Two months property tax escrow
- ☐ Two months insurance escrow
- ☐ Pro-rated interest

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