

America's Home Grant[®] Program

There may be closing cost help in your area

Get up to \$7,500 in closing cost help¹

Qualified homebuyers can get a lender credit to help make buying a home more affordable.

- Eligibility depends on your income and the location of the home; other restrictions apply.
- Program funds can only be used for nonrecurring closing costs including title insurance, recording fees, and in certain situations, discount points that may be used to lower the interest rate. Lender credit cannot be applied toward down payment, prepaid items or recurring costs, such as property taxes and insurance. Borrowers cannot receive program funds as cash back.
- Best of all, this is not a loan — **it does not have to be repaid.**



To learn more, including region-specific details, contact me.

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\$0 Lender Origination Fee

For a limited time, when you get an eligible, low down payment mortgage from us (Freddie Mac Home Possible[®],² Affordable Loan Solution[®],² VA³ or FHA⁴ mortgage), we will waive the Lender Origination Fee. Offer not available in Arkansas, Georgia or Oregon. Hurry, the offer expires on October 31, 2019.⁵



¹ Qualified borrowers must meet eligibility requirements including, but not limited to, being owner-occupants, meeting certain qualifying income limitations and purchasing a home within a certain geographical area. Minimum combined loan-to-value must be greater than or equal to 80%. The America's Home Grant Program is a lender credit. Program funds can only be used for nonrecurring closing costs including title insurance, recording fees, and in certain situations, discount points that may be used to lower the interest rate. It cannot be applied toward down payment, prepaid items or recurring costs, such as property taxes and insurance. Borrowers cannot receive program funds as cash back.

For properties not located in a low- to moderate-income census tract, the maximum borrower/co-borrower annual qualifying income limit is 80% of Federal Financial Institutions Examination Council Area Median Income. For properties located in a low- to moderate-income census tract, there are no income limits. These income limits are subject to change without notice.

The home loan must fund with Bank of America. Bank of America may change or discontinue the America's Home Grant Program or any portion of it without notice. Not available with all loan products, please ask for details.

² Maximum income and loan amount limits apply. Fixed-rate purchase loans, primary residences only. Certain property types are ineligible. Maximum loan-to-value ("LTV") is 97%, and maximum combined LTV is 105%. For LTV >95%, any secondary financing must be from an approved Community Second Program. Homebuyer education may be required. Other restrictions apply.

³ VA funding fee applies except as may be exempted by VA guidelines. The fee is higher with a zero down payment, and maximum loan limits vary by county. If a down payment of 5% or more is made, the fee is reduced. The VA funding fee is non-refundable. Ask for details about eligibility, documentation and other requirements.

⁴ Monthly Mortgage Insurance Premiums (MIP) and Upfront Mortgage Insurance Premiums (UFMIP) apply. Maximum loan amounts vary by county.

⁵ You are invited to apply. Your receipt of this material does not mean you have been pre-qualified or pre-approved for any product or service; you must submit additional information for review and approval. This is not a commitment to lend. If you are refinancing to lower your monthly payment or change from a variable-rate to a fixed-rate loan, you should carefully consider the potential increase in the total number of monthly payments and/or the total interest charges paid over the full term of the new refinance loan – especially for borrowers who currently have loan terms less than 30 years.

The Waived (or "Zero") Lender Origination Fee Offer may not be combined with any cash reward, bonus offer or other Lender Origination Fee reduction offer such as Preferred Rewards. The Waived Lender Origination Fee Offer is valid only for eligible loan programs (Freddie Mac Home Possible, FHA, VA or Affordable Loan Solution) on completed first-lien purchase mortgage or refinance applications received between April 15, 2019 and October 31, 2019 that fund with Bank of America. Borrowers must satisfy all pre-application and post-closing requirements. Bank of America offers FHA and VA refinance loans to existing Bank of America home loan clients only. Please note if for any reason the loan does not close (e.g., application is cancelled, declined or withdrawn), you will not receive the benefit of this offer. The Waived Lender Origination Fee will not result in any cash back, reward, or credit to the borrower. The Waived Lender Origination Fee offer may be combined with the America's Home Grant[®] closing cost program or certain other down payment assistance programs. Offer is non-transferable and is limited to one waived Lender Origination Fee per loan. Bank of America may modify or terminate this offer at any time without notice. Offer does not apply to home equity lines of credit, business or second mortgages. Valid on owner-occupied primary residence or second homes only. Reward offer not valid for Bank of America Private Bank clients or properties in Arkansas, Georgia or Oregon.

Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. Programs, rates, terms and conditions are subject to change without notice.

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