

# Finance your dream home with First State.

## Secondary Market Mortgages

We offer conventional mortgage loans that are sold to a number of investors.

- Loan terms: up to 30 years
- Loan purpose: purchase, refinance, cash-out refinance, or construction
- Down payment as little as 5% and 3% for First Time Homebuyers
- Mortgage Insurance is required on loans with loan-to-values (LTVs) above 80%
- Rate/Term Refinances up to 95% LTV
- Cash-Out Refinances up to 80% LTV
- Types of properties:
  - Primary residence, second homes, and investment properties
  - Construction to perm – work with one lender though the whole process
- Local underwriting

## In-House Mortgages

We offer conventional mortgage loans that are retained in our portfolio and serviced by First State Bank Nebraska.

- Loan terms: 5 and 7 year balloon loans
- Loan purpose: purchase, refinance, cash-out, bridge, construction, or lot purchase
- Home Equity Line of Credit also available
- 20% minimum down payment
- Types of properties:
  - Primary residence, second homes, and investment properties
  - Construction to perm – work with one lender through the whole process

## First-Time Homebuyer Grant Funds

- Available each spring
- Cannot have any property ownership in the last 3 years
- Receive up to \$7,500 for closing costs and downpayment
- Income limits vary by county

Grant is subject to program terms and conditions and is not guaranteed.

## Loan Department



**Abby Watson**  
Department Manager  
NMLS #1694518



**Melissa Wallman**  
Loan Officer  
*Central Region*  
NMLS #476712



**Vonnie Schlichtman**  
Loan Officer/Loan Processor  
*Southeast Region*  
NMLS #2212927



**Norma Kissack**  
Underwriter



**Michael Gushard**  
Loan Processor  
NMLS #2485573



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NMLS #456765  
Loans are subject to credit approval.

