



Fannie Mae HomeStyle® Renovation

Designed to give borrowers the option to renovate and rehab a new or existing home by including financing in their conventional purchase or refinance home loan. Any project can qualify but it depends on your lender. This makes it easy to roll your mortgage and renovation loan into one monthly payment.

Provided below is a list of lenders and the following information:

1. **Lender:** contains name and contact information for the bank or organization
2. **Loan Information:** includes details about the mortgage a lender offers with the FannieMae HomeStyle® Renovation Loan
3. **Projects allowed:** usually the renovation loan can be used to complete any type of project whether it is structural or cosmetic; however, some lenders have limitations
4. **Requirements:** the qualifications required to become an approved borrower

Grants and Other Options

Other options such as grants which can be found on the last 2 pages with the following information:

1. **Lender:** contains name and contact information for the organization
2. **Type of Loan:** some of the organizations offer loans while others offer grants that do not need to be paid back
3. **Interest:** the grants do not require you to pay interest while the loans sometimes do require it
4. **Projects allowed:** generally, these organizations like to fund renovations that are code violations or hazards
5. **Requirements:** here you will find the income required to qualify for the grant/loan

Home Renovation Loan Options

Fannie Mae HomeStyle Lenders

Lender	Loan Information	Projects Allowed	Requirements
Lending Tree (877) 557-6380 www.lendingtree.com	15- or 30- year fixed-rate mortgage or as an ARM	Any renovation except teardown, build second dwelling, or special assessment for sewer	Credit score of 620, proof of income, a total debt-to-income ratio of 43% or less
USA Mortgage (314) 361-9979 Gordon Barnhart gbarnhart@usa-mortgage.com	30 year fixed loan with 4.5% interest	Repairs and Remodels	Credit score of 640
F&B Financial Group (314) 567-9795 Chet Hileman chileman@Fandbfin.com	Maximum loan value is 95% of the project cost or appraised value, whichever is less.	Repairs and Remodels	Credit score over 680
Caliber Home Loans (314) 359-9106 Dawn Monks-Hoffmeister Dawn.MonksHoffmeister@caliberhomeloans.com	Fixed- and adjustable-rate mortgage options	Repairs and Remodels	Credit score of 620
Christensen Financial (314) 703-7200 dennis.sauerwein@cfimortgage.com 2 Cityplace Dr #200, 63141	No minimum dollar requirements	Must be built-in and add value – no limits	Credit score of 620 and 5% minimum down
eLEND (800) 634-8616	Low mortgage rates and low down payment requirements	Repairs and Remodels	Credit score of 620
Fairway Independent (314) 528-9310 Michael Gool michaelg@fairwaymc.com www.fairwayindependemtmc.com	No minimum dollar requirements	Must be permanent, add value, and completed by a licensed contractor	600 credit score
Gateway Mortgage Group (314) 822-3999 www.gatewaymortgage.net	Fixed and Adjustable Rate mortgage: 10 - 30 year terms	Renovations including: structural, cosmetic and mechanical	Downpayment of 5%

Home Renovation Loan Options

Fannie Mae HomeStyle Lenders

Lender	Loan Information	Projects Allowed	Requirements
First Integrity Ryan Cox (314) 878-7900 firstintegrity.com	Down payment options starting at 3%; fixed-rate and adjustable-rate offered	Repairs and Remodels	Ideal loan for borrowers with excellent credit and down payment ability
GSF Mortgage Corporation (314) 317-0161 Cody Todd www.gosf.com/cody-todd	Low first mortgage interest rates	Repairs and Remodels	Minimum loan amount is \$50,000
American Financial Network Matthew Maine MMaine@afncorp.com (314) 812-2521 www.afncorp.com/home	Fixed and Adjustable Rate mortgage	Repairs and Remodels	5% down payment or 3% for first time home buyer

Home Renovation Loan Options

Grants and Other Options

Lender	Type of Loan	Interest	Projects Allowed	Requirements
Lemay Housing Partnership (314) 631-9905 www.thehousingpartnershipstl.org	Five-year forgivable loan, no interest and no monthly payment	None	Code violations or safety hazards such as HVAC, windows, roof, plumbing, or electrical wiring	Income under \$37,250.00
Caring Ministries (314) 764-5415 www.caringministriesinc.org	Connect with banks for lending options	Varies	\$5,000 - \$10,000 in equity for any renovations needed with focus on purchasing homes	Moderate or low income; Or an immigrant or refugee (no income requirement)
Mission STL (314) 534-1188 www.missionstl.org	Grant funded through City of St. Louis	None	Safety & Security, Energy Efficiency, Accessibility Modifications, Minor repairs	Caregiver for senior citizen or legally disabled adult; Senior citizen; Legally disabled adult
Healthy Home Repair Program (314) 657-3888 www.stlouis-mo.gov	Grant funded by federal dollars	None	Safety & Security, Energy Efficiency, Accessibility Modifications, Minor repairs	Less than 80% median income; owned or lived in home for at least 2 years
Senior Minor Home Repair & Chore Program (314) 612-5918 www.stlouis-mo.gov	Clients may bear some of the costs depending on the repair	Varies	Heating and cooling systems, plumbing and electrical work, and accessibility modifications	Senior citizen
Rebuilding Together (314) 918-9918 tzotz@rebuildingtogether-stl.org www.rebuildingtogether-stl.org	Grant funded by volunteers, sponsors, and fundraisers	None	Basic repairs which increase safety, comfort, and indepence which can be completed in one day	Low income. Particularly home owners who are over 60, veterans, or disabled
Urban League (314) 615-3600 www.ulstl.com	No cost to resident	None	Weatherization for home owners and renters. Minor repairs for home owners	Particularly elderly persons living on a fixed income, the disabled, and families with children
USDA (573) 876-0976 www.usda.gov	Grants and Loans offered	Loans have a fixed rate of 1% and can be repaid over 20 years	Loans may be used to repair, improve or modernize; Grants must be used to repair hazards	For grants, be age 62 or older and not be able to repay a repair loan. Income below 50% of median