

PIKE CREEK

MORTGAGE SERVICES, INC.

Thank you for inquiring about Pike Creek Mortgage Services, Inc. Below you will find information about our history, operations, and products. Pike Creek Mortgage is a licensed mortgage lender with the Delaware State Banking Commissioner and the State of Maryland. In addition we are licensed in New Jersey and by the Pennsylvania Department of Banking. We are able to offer our clients a wide variety of financing programs and have highly trained professionals to work with them and answer any questions they may have. Utilizing the most efficient technology available enables us to ensure that the mortgage process starts as easy as it will end. We provide personal services and products that surpass any bank or lending institution. Pike Creek Mortgage Services is conveniently located in the Polly Drummond Plaza on Kirkwood Highway.

We offer a variety of tailored products to meet each individual's specific need. These include:

- FHA Loans/ VA Government Loans
- 96.5% Financing
- 100% financing
- Purchase and Refinance
- USDA Housing

Unlike most banks and credit unions, Pike Creek Mortgage processes **ALL** types of mortgage loans. Our company is not limited to the rates or products of only one lender. We receive wholesale rates from dozens of lenders, which allow us to offer lower rates than a mortgage retail office. We work with many local and national banks/lenders like Chase, Wachovia, First Horizon, and Citibank. We are very competitive with our rates for clients whose circumstances demand the best. We also have access and more importantly the knowledge to work with clients with unique situations and challenged credit. Most banks will not work on these difficult loans. Our philosophy is that anyone that has the motivation and interest to purchase or refinance should be treated the same and all means exhausted to find a program for them.

We offer a number of products that will compliment the sale of new homes.

- 2/1 Buydowns - opportunity for the buyer to be qualified at a lower rate for an initial period.
- 100% financing - total financing with buyer only being responsible for the closing costs.
- FHA/VA loans - flexible guidelines with competitive rates.
- 6% settlement help - Allows the seller/builder to contribute help with settlement costs.
- Extended locks - Long-term rate locks up to 15 months with no cost to the borrower.
- Floatdown option - Allows the buyer with a long-term lock in place to floatdown the rate at no additional cost to the current market rate.
- **NEW** - Abatement program - Allows the seller/builder to pay the first 3-6 months of the buyers mortgage payments.

Thank you again for your interest in Pike Creek Mortgage Services, Inc. Enclosed are some flyers that will further explain some of our products and programs. There is also a financing packet to give to potential customers. You can also visit us on our website at www.pikecreekloans.com. If you have any questions feel free to give us a call at any of the numbers above.

The Pike Creek Mortgage Staff

PIKE CREEK

MORTGAGE SERVICES, INC.

If You Dream It, We Can Help You Build It

Construction-to-Permanent Loans

- Provides a single approval and closing for the three stages of construction.
 1. Land Acquisition
 2. Construction Financing
 3. Conversion into permanent loan
- No worries about having to re-qualify for the permanent loan when construction is finished.
- Loans up to 3 Million Dollars
- Owner/Builder with site supervisor / general contractor allowed
- Access the equity in your current residence to use toward the down payment.

Call Us Today to See How We Can Make Your Dream Come True!

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark DE 19711
Phone # 302-892-2811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

Energy Efficient Mortgages

Looking to make a move, but not sure you can do it?

- *Qualify For a larger loan*
- Save on monthly energy expenses
- **Energy-saving improvements can be financed as part of the loan (\$4000 or 5% of value up to \$8000**
- Gift funds from family members allowed
- 2/1 Buydowns and Interest only programs available
- **Loan limits may be exceeded**
- **Requires a Home Energy Rating Systems report.**

Call Us Today to See How We Can Make Your Dream Come True!

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-892-2811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

First Time Homebuyers...

All first time home buyers have special needs:

- We offer flexible and versatile programs to meet your lifestyle and financial circumstances
- Here are some special advantages for a first time homebuyer:
 1. Great credit or less-than perfect credit, we have a loan for you
 2. Low down payment options to get you into you new home
 3. Lower your monthly payment- program options designed to lower your mortgage bill
 4. Payment options that give you tax breaks

Call Us Today to See How We Can Make Your Dream Come True!

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-892-2811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

Government Loans

Get flexible guidelines with a FHA or VA loan...

FHA loans feature plenty of flexibility, including:

- Low down payments of 3.5%
- The option to utilize gift funds from family members toward the down payment
- Less money out of pocket at closing; add your closing costs to the loan
- Adjustable rate loans with lower starting interest rates
- Loans for those with less than perfect credit

VA loans

- No PMI (Private Mortgage Insurance) requirement
- Low or no down payment required
- Eligible properties include town homes and condominiums
- A choice of repayment plans, including adjustable rate mortgages (ARMs)
- No prepayment penalties
- Limited closing costs

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-892-2811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

You can afford it with an interest only loan!!

Get a low rate and a low payment that you can handle...

An interest-only home loan can provide flexible money management options by keeping your payments low for up to 15 years after move-in. And if property values are rising, your equity may increase without reducing your loan's principal.

Here's how an interest-only loan works:

- During the interest-only period, your mortgage payments will not reduce the principal owed. Instead, you only pay interest for a pre-set number of months or years.
- Once the interest-only period ends, your monthly mortgage payments increase to a level equal to the interest and principal required to pay the loan in full by the maturity date.
- Both fixed and adjustable rates available

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-892-2811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

Loan types...

Refinance Mortgage Transactions

Free up money each month to do the things you've always wanted to do

- * Lower your interest rate
- * Combine your two mortgages into one low rate
- * Shorten the term of your existing loan
- * FHA/VA Transactions

Refinance With A Home Equity Loan For Cash

Use your existing home equity to accumulate assets for your retirement. Ask one of our mortgage loan officers about our home equity loans and receive a free consultation on asset building.

Use the cash to improve your home, pay for a vacation, 2nd home, investment property, children's education, and medical procedures not covered by your insurance.

Consolidate Your Debt with Mortgage Refinance

Discover how much you may be able to save each month with a home equity loan.

Purchase Transactions

Get money you need to get moving in no time. Ask us about our challenged credit home loans.

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-892-2811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

The My Community Program

Looking to make a move, but not sure you can do it?

- The “My Community Mortgage” program offers 97% financing
- Flexible and versatile programs to meet your lifestyle and financial circumstances
- Up to 3% seller concessions for closing costs
- Buyer is able to get into a new home with as little as 3% of their own funds
- Gift funds from family members allowed
- 2/1 Buydowns and Interest only programs available
- Lender paid mortgage insurance

Call Us Today to See How We Can Make Your Dream Come True!

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-892-2811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

Loans for Non-warrantable Condos ...

Lenders Now Have The Authority to Review The Majority of Condo Developments

- Less Restrictive pre-sale and occupancy requirements that allow lenders to begin lending earlier in the new condo developments
- Buyers can get financing in incomplete developments as if is Fannie Mae approved with no restrictions to LTV's or rate increases.
- Reduced development and documentation requirements
- Substantially reduced legal and budget review requirements
- NO 1028 filing or approval costs to Builder

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-8922-811
Fax # 302-892-2606

PIKE CREEK

MORTGAGE SERVICES, INC.

USDA Rural Development

Looking to make a move, but not sure you can do it?

- *USDA offers up to 102 % financing*
- Up to 6% seller concessions for closing costs
- **Buyer is able to get into a new home with as little as 0% of their own funds**
- Gift funds from family members allowed
- 2/1 Buydowns and Interest only programs available
- **No Mortgage Insurance!!!**

Call Us Today to See How We Can Make Your Dream Come True!

Pike Creek Mortgage Services, Inc.
2100 Polly Drummond Plaza
Newark, DE 19711
Phone # 302-892-2811
Fax # 302-892-2606