

***Michigan Minority Contractors
Association***

May 2nd. 2025

J.P. Morgan Chase Bank
Seven Mile Winthrop Branch
Advancing Black Pathways

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203K



Opening

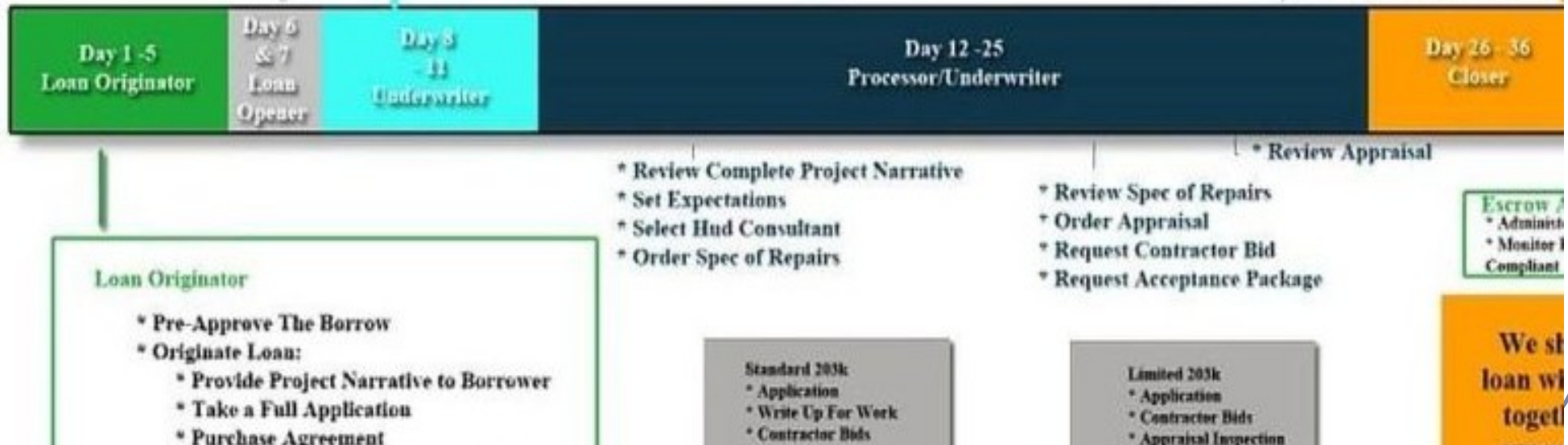
- * Review Documents
- * Verify Information
- * Property Search
- * Order Necessary Documents In Order To Move To Underwriting

Underwriting

- * Underwriter Will Review Complete File and Issue Initial Credit Approval
- * Conditional Approval Means Loan Originator and Processor Will Work To Satisfy Conditions
- * Some Conditions Will Be Borrower Related
- * If Pre-Approved Correctly, There Should Be No Suspended or Denied Loans

"Documents are reviewed throughout the process, not all at once like some lenders"

- * Appraisal Review and Revisions
- * Review of Contractor Bid & Acceptance Package
- * Order "As Is" Appraisal If Required
- * All Conditions Cleared



8 STEPS TO A 203K REHAB LOAN



NFM LENDING
America's Common Sense Lender™

www.nfmlending.com

Minimum renovation cost of \$5,000. 10% of the repair amount is escrowed for contingency reserves for unforeseen items that may result in additional cost throughout the renovation process. If the funds are not used, the loan amount decreases accordingly. For the properties not able to be occupied, the loan can allow for 6 months of mortgage payments to be financed. Subject to Debt-to-Income and Underwriting requirements. This is not a credit decision or a commitment to lend. Eligibility is subject to completion of an application and verification of home ownership, title, income, employment, credit, home value, collateral, and underwriting requirements. Not all programs are available in all areas. Offers may vary and are subject to change at any time without notice. NFM, Inc. d/b/a NFM Lending. For NFM, Inc.'s agency and state licensing information, please visit www.nfmlending.com/licensing. NFM, Inc.'s NMLS #2893 (www.nmlsconsumeraccess.org). NFM, Inc. is not affiliated with, or an agent or division of, a governmental agency or a depository institution. Copyright © 2018.



INSURANCE



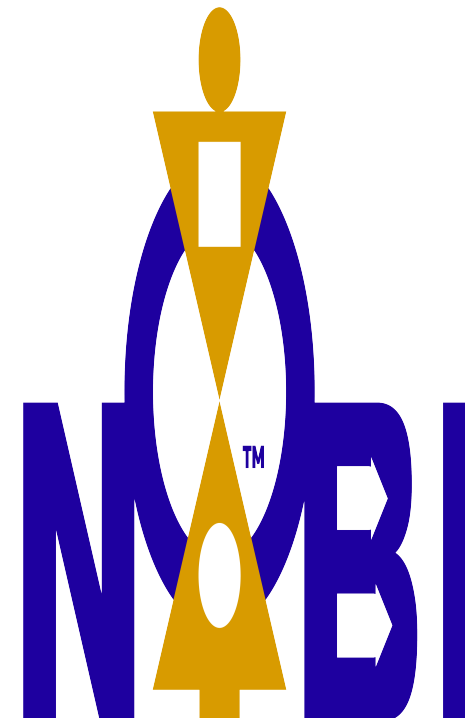
cedevia



IICRC



BLACK SETTLEMENT TOWNS



Dr. Kimle D. Nailer announcement

- **Trustee at Michigan Women Forward**

TECHNOLOGY



MOD ZRO

**NetZero
Modular
Homes**

ELECTIONS HAVE CONSEQUENCES

- BIDEN
 - 13985 DEI given
 - Budgets Ballooned
 - Projects Delivered
 - Most Jobs
 - Stock Market Highs
- TRUMP
 - 14151 DEI taken-away
 - Budgets Cut
 - Projects Cancelled
 - Most Jobs Cuts
 - Stock Market Plummet

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