

SunTrust Mortgage Doctor Loan Program

The Doctor Loan¹ from SunTrust Mortgage is designed to flex to the needs of physicians and dentists. The product snapshot below gives a glimpse into the features of the Doctor Loan program. Since each loan is subject to individual underwriting credit approval and additional qualifications, it is important to continue the conversation with a SunTrust Mortgage Loan Officer who specializes at working within your busy schedule.

Eligibility Criteria:

- Medical Doctors in Residency and Fellowship programs
- Medical Doctors (DO/MD/DPM) and Dentists (DDS/DMD)

Note: Doctors with more than ten years post training (residency/fellowship) must be part of SunTrust Private Wealth Management. Time spent as a teaching attending does not count in this ten year period. Other products are available for non PWM clients.

Relationship Incentives:

- Discounts towards rate or closing costs available with automatic payments through a SunTrust account.

Features and Benefits:

- Financing for primary residences
- Low and no down payment options
- Fixed and ARM² rates
 - Purchase, rate and term, and cash-out refinances
- No mortgage insurance
- Competitive rates

Mortgage Strategies:

- Ability to purchase without waiting to accumulate a large down payment.
- Lower ARM payments for those planning to move or refinance within a few years.
- Access to premier bankers and client advisors for banking and investment strategies.

Credit Profile:

- Minimum FICO score for 100% financing³: 720
- Minimum FICO score for 89.99% financing⁴: 660
- Maximum debt to income ratio: 50%

Gifts and Grants:

- Gifts are allowed from approved sources.
- Community and employer grants are allowed.

Seller Contributions:

- Seller can contribute a percentage of purchase price to pay some or all of the closing costs and prepaids.
 - 9% for loans with 25% down payment
 - 6% for loans with 10 - 24.99% down payment
 - 3% for loans with less than 10% down payment

Lender Credits:

- Any available lender credits can be used to pay some or all of the closing costs and prepaids.

Maximum Purchase		1-unit single family dwelling	Condo
Financing Available	10.01% ⁴	\$1,500,000	\$1,000,000
Down Payment:	5%	\$1,000,000	\$750,000
	0%	\$750,000	N/A

Paul Godbold
VP, Loan Officer
SunTrust now Truist
704.362.5461 Office
704.604.4718 Cell
paul.godbold@suntrust.com
www.suntrust.com/paul.godbold
NMLSR# 659043



¹ In some states, the Doctor Loan product requires a pre-existing depository relationship and is not available for properties located in Alaska, Arizona, Hawaii and Oregon, contact your loan officer for details. This product is available to licensed Residents, Interns, Fellows in MD, DO and DPM programs and licensed Physicians and Dentists (MD, DO, DPM, DDS, DMD) who have completed their training within the last ten years. Doctors with over ten years post training need to be members of SunTrust Private Wealth Management or belong to a practice that is part of Private Wealth Management to be eligible for this product. Ten year restriction does not apply when refinancing an existing SunTrust Doctor Loan. Other program restrictions may apply, please consult your loan officer.

² Adjustable Rate Mortgage (ARM) products have interest rates that may increase after consummation.

³ Borrowers should note that 100% mortgage financing will result in no property equity until such time as the loan principal is paid down through regular mortgage payments and/or the property value appreciates. Additionally, if property values decline you could owe more than your property's value. A down payment may be required if the property is located in a declining market or if required by state regulations.

⁴ If property values decline you could owe more than your property's value. A down payment may be required if the property is located in a declining market or if required by state regulations.

Equal Housing Lender. SunTrust Bank - NMLS #93471. SunTrust Mortgage is a trademark of SunTrust Bank and loans are made by SunTrust Bank. ©2018. SunTrust Banks, Inc. SUNTRUST MORTGAGE and the SunTrust Mortgage logo are trademarks of SunTrust Banks, Inc. All rights reserved. REV080618JT-R