



Comprehensive FHA Home Loan Guide

(Home Purchase, Refinance & FHA Streamline)

alex@valorhf.com

INTRODUCTION

FHA loans are one of the most popular home financing options for first-time buyers, repeat buyers, and homeowners looking to refinance. They offer flexible credit guidelines, low down payment options, and simplified refinancing programs. This guide explains FHA purchases, refinances, FHA Streamlines, cash-out refinances, and the most common FHA myths — all in simple, easy-to-understand language.



1. FHA HOME PURCHASE LOAN (BUYING A HOME)

The FHA Purchase Loan is designed to make homeownership more accessible for borrowers with limited savings or lower credit scores.

Key Benefits:

- Low down payment (3.5% with a 580+ credit score)
- More flexible credit requirements
- Allows higher debt-to-income ratios
- Down payment can be a gift from family
- Competitive interest rates

Basic Requirements:

- Property must be a primary residence
- Borrower must have steady income
- Home must meet FHA property standards

2026 FEDERAL TAX BRACKETS

Single Filers:

- 10%:** \$0 – \$12,400
- 12%:** \$12,401 – \$50,400
- 22%:** \$50,401 – \$105,700
- 24%:** \$105,701 – \$201,775
- 32%:** \$201,776 – \$256,225
- 35%:** \$256,226 – \$640,600
- 37%:** \$640,601+

Married Filing Jointly:

- 10%:** \$0 – \$24,800
- 12%:** \$24,801 – \$100,800
- 22%:** \$100,801 – \$211,400
- 24%:** \$211,401 – \$403,550
- 32%:** \$403,551 – \$512,450
- 35%:** \$512,451 – \$768,700
- 37%:** \$768,701+

BASIC HOMEBUYER INFORMATION

- **Minimum Down Payment:** VA loans require 0% down, FHA typically 3.5%, and Conventional as low as 3% for qualified buyers.
- **First Step:** Get pre-approved to understand your buying power and monthly payment.
- **Monthly Budgeting:** Your payment includes mortgage (P&I), taxes, insurance, and HOA if applicable.
- **Closing Costs:** Typically 2%–3%, with many costs being third-party fees like escrow, title, appraisal, and prepaid taxes.
- **Credit Scores:** While VA and FHA are more flexible, improving your credit can reduce your rate and payment.
- **Income Documentation:** Lenders verify income through pay stubs, W-2s, tax returns (if self-employed), and bank statements.
- **VA Loan Advantage:** No PMI, flexible approval, and you can use it multiple times — even have two VA loans concurrently if entitlement allows.

WHY THIS MATTERS BEFORE 2026

Shifting brackets may increase your tax bill. Owning a home can reduce your taxable income through deductions and position you to build long-term equity.

NEXT STEP: BOOK YOUR STRATEGY CALL

Let's build your personalized homeownership and tax strategy.

SCHEDULE HERE: 

<https://calendly.com/alexvalorh>