



Understanding Your Options

Buying a custom home is a major milestone—and financing it doesn't have to be complicated. Here's a breakdown of the most common mortgage types:

- **Conventional Loan** – Ideal for buyers with strong credit and a solid down payment.
- **FHA Loan** – Government-backed, great for first-time buyers with lower credit scores.
- **VA Loan** – Exclusive to veterans and active-duty service members, with zero down payment.
- **Construction-to-Permanent Loan** – Covers the build and converts to a mortgage once your home is complete.

Pre-Approval vs. Pre-Qualification

Pre-Qualification gives a rough estimate of what you can afford. **Pre-Approval** is a lender's commitment to loan you a specific amount—based on verified income, credit, and assets. *Tip: Pre-approval strengthens your position and speeds up the process.*

Down Payment & Closing Costs

- **Down Payment** – Typically 5–20% of the home's price, depending on loan type.
- **Closing Costs** – Usually 2–5% of the purchase price, covering lender fees, title, insurance, and taxes.
- *Ask about builder incentives that may help offset these costs.*

Interest Rates & Loan Terms

- **Fixed-Rate Mortgage** – Same rate for the life of the loan (predictable payments).
- **Adjustable-Rate Mortgage (ARM)** – Lower initial rate that adjusts over time.
- **Loan Terms** – Most common are 15-year and 30-year options.

Budgeting for Your Build

Beyond the mortgage, consider:

- Design upgrades
- HOA fees (if applicable)
- Property taxes & insurance
- Utilities and landscaping

Preferred Lenders & Support

US Signature Homes partners with trusted lenders who understand the custom build process. We'll connect you with experts who can guide you through pre-approval, paperwork, and closing—so you can focus on the fun part: designing your dream home.

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