



302-739-4263



[KissYourLandlordGoodbye.com](http://KissYourLandlordGoodbye.com)



# DIAMOND IN THE ROUGH

Buy an affordable home and make repairs & improvements after closing by pairing the first mortgage and FHA Limited 203(k) program with DSHA's down payment and closing costs assistance of up to 5% of the home's purchase price!

## WHAT IS A LIMITED 203(K)?

A Limited 203(k) combines the cost of the home purchase and minor renovations into ONE mortgage. It can be paired with down payment and closing costs assistance, such as DSHA's Diamond in the Rough program.

This allows buyers to purchase property and make repairs AFTER closing. **UP TO \$75,000** to be used for minor non-structural and cosmetic remodeling.

## WHAT REPAIRS ARE ELIGIBLE?

- Minor kitchen remodeling, not involving structural repairs
- Pool repairs
- Interior and exterior painting
- Repair/replacement/upgrade of appliances
- Window and door replacements
- Replace/repair roof, gutters, and downspouts

## LOAN REQUIREMENTS

### The Property

- Must be an existing property of at least one year
- Single-family, detached, attached, 1-4 units, PUDs, and Condos accepted

