

DISCOUNTED RATES

ARE JUST
THE BEGINNING...



CELLP

CALIFORNIA
EMPLOYEE LOAN
PROGRAM

Specialized Home Loans for California Public Employees

The path to homeownership
starts with us!

Powered by



FAIRWAY[®]

INDEPENDENT MORTGAGE CORPORATION





**CALIFORNIA
EMPLOYEE LOAN
PROGRAM**



Discounted rates are just the beginning..

HOME LOANS FOR CALIFORNIA CITY, STATE & COUNTY EMPLOYEES

Program Highlights

- Providing exclusive rate discounts* for all active & retired city, state & county employees in California.
- CELP offers a variety of home loan products and specialty programs to meet your specific mortgage needs.
- No down payment? No problem. We have several \$0 down loan options including USDA, VA, CalFHA & other down payment assistance programs.
- Let our team of professionals help save you money on your next home loan.



*50 basis point discount up to \$2,000. May not be redeemed for cash. One discount on allowable closing costs per loan. Discount will be applied as a lender credit on a closing disclosure at closing. Loan must close and fund with Fairway Branch 5806. Offer not available on bond or brokered loans. Special incentive offer subject to change without notice. This offer not valid with any other incentives or discounts. Borrower is responsible for the down payment. No part of credit can apply to or offset down payment. Copyright©2021 Fairway Independent Mortgage Corporation. NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. All rights reserved. Other restrictions and limitations may apply. Equal Housing Opportunity. Lending Act, License No 41DBO-78367. Licensed by the Department of Financial Protection and Innovation under the California Financing Law, NMLS #2289. Loans made or arranged pursuant to a California Residential Mortgage Lending Act License.

Fairway Mortgage offers many Loan Options for the California Loan Program buyer.



CONVENTIONAL:

- Lower interest rates for borrowers with good credit
- Fixed- and adjustable-rate loans
- Flexible mortgage insurance options
- Fewer penalties and fees
- Flexible loan terms



FHA:

- Low down payment options
- Fixed- and adjustable-rate loans
- Lower credit scores may be approved if there are compensating factors
- Loans for 1- to 4-unit properties and condos may be available
- Down payment funds can be a gift from a relative or employer



JUMBO:

- Financing for homes over the maximum loan amount established by the Federal Housing Finance Agency
- Higher purchase limits
- Convenience of one loan for the entire loan amount
- Primary residence or second homes
- Fixed-rate or adjustable-rate mortgages (ARM)s



USDA:

- Zero down payment options with Rural Housing Program*
- Low FICO score requirements
- Low interest rates
- Low closing costs
- Gift funds can be used for closing costs
- 30-year, fixed-rate mortgage



VA:

- Zero down payment options**
- No prepayment penalties
- No private mortgage insurance (PMI)
- VA financing fees can be rolled into the loan amounts
- Variety of eligible property types, including townhomes and VA-approved condos
- 30-, 20- or 15-year loan terms



Staying Competitive In This Market

The housing market doesn't have to feel like a battlefield. We offer unique programs that will help you stay competitive in the market and even compete with cash offers.

Check out the program highlights and benefits below!

FAIRWAY advantage[®] PRE-APPROVAL

- More than a pre-approval, this is an actual loan approval from a Fairway underwriter provided before you even begin your home search and subject to only property-specific conditions. When making offers, you'll be able to submit your conditional approval letter from underwriting.
- This underwriting approval will make your offer stand out, giving you a great chance of winning the contract.
- There is less to do once you go under contract:
 - Update documents if initial docs have expired.
 - Get an approval, if applicable.
 - Obtain a condo warranty, if applicable.
- No additional costs or strings attached to use the Fairway Advantage Pre-Approval program.

LOCK SHOP & GO[®]

LET FAIRWAY'S LOCK, SHOP AND GO PROGRAM BRING PEACE OF MIND TO THE HOME-BUYING PROCESS.

Take action by securing the rate today while shopping for a home. Lock in the rate for 90 days with NO additional fees!

- Eligible on purchase transactions only.
- Available on Fairway's Conventional, FHA, VA and USDA fixed-rate programs.
- If the rates decrease, Fairway has that covered
- Provide the signed purchase agreement within three (3) days of signing, and Fairway will update the initial lock to a final lock for up to 60 days at the improved market rate if market conditions allow.

FAIRWAY Cash Guarantee[™]

FAIRWAY CASH GUARANTEE ADVANTAGES:

- Seller receives peace of mind knowing the financing is guaranteed.
- Buyer can compete with cash offers.
- Borrower does not have to pay any additional fees to use this program.
- If the guarantee is triggered, the seller may opt for Fairway to NOT buy their home, and instead walk away from the deal with \$10,000 paid by Fairway, and the contract will be terminated.

ADDITIONAL REQUIREMENTS/DETAILS:

- Borrower must have a Fairway Advantage Pre-Approval.
- Borrower must be financing with an FHA, VA or Conventional loan.

note: If the seller opts to have Fairway purchase their home, Fairway will pay the appraised value or the contract price, whichever is lower.



HOME-BUYING Process



CELLP | CALIFORNIA EMPLOYEE LOAN PROGRAM

Testimonials



Great communication throughout the process. The process was faster than I expected.



Always responsive, informative, and timely in everything. 15/10 would recommend y'all to anyone!!



Your team kept me up to date at each step of the process and answered my questions promptly. You were always patient, and friendly, and made the funding process painless.



Responsiveness. Kindness. Willingness/ability to adjust with us as our situation evolved.



810-275-1714

www.californiaemployee loans.com

*50 basis point discount up to \$2,000. May not be redeemed for cash. One discount on allowable closing costs per loan. Discount will be applied as a lender credit on a closing disclosure at closing. Loan must close and fund with Fairway Branch 5806. Offer not available on bond or brokered loans. Special incentive offer subject to change without notice. This offer not valid with any other incentives or discounts. Borrower is responsible for the down payment. No part of credit can apply to or offset down payment. Copyright©2021 Fairway Independent Mortgage Corporation. NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. All rights reserved. Other restrictions and limitations may apply. Equal Housing Opportunity. Lending Act, License No 41DBO-78367. Licensed by the Department of Financial Protection and Innovation under the California Financing Law, NMLS #2289. Loans made or arranged pursuant to a California Residential Mortgage Lending Act License.