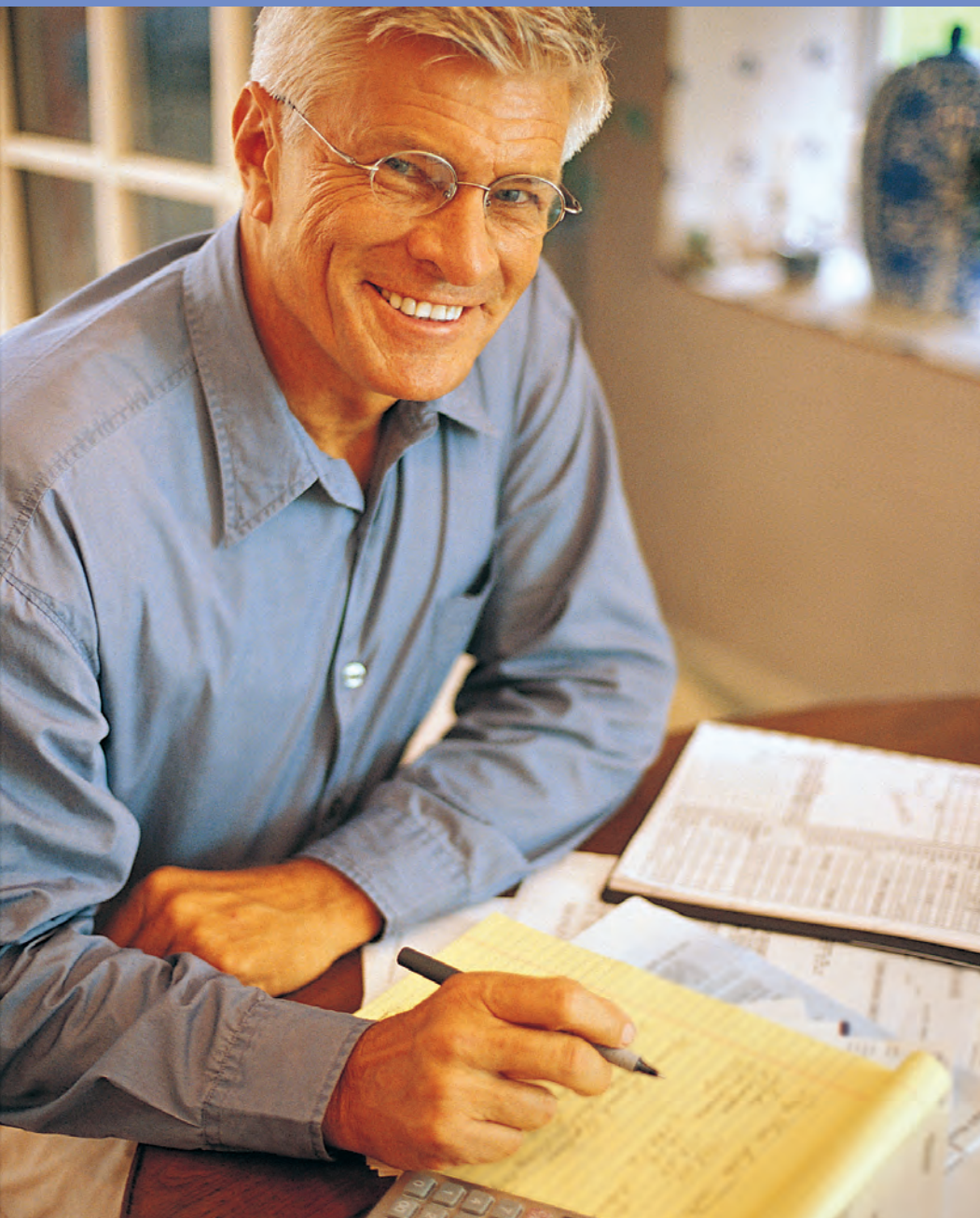


The HomeStretch Plan by GMAC Mortgage

See inside
for the **4%**
solution
that gives you
more clout.



For real estate
professionals only.

HELPING YOU TURN "FOR SALE" INTO "SOLD"

GMAC Mortgage



HomeStretch. The value to you.

YOU KNOW BETTER THAN ANYONE THAT THERE'S MORE TO SELLING HOMES THAN SHOWING OFF PROPERTIES OR INTRODUCING A NEW DEVELOPMENT. YOU HAVE TO GIVE SOUND ADVICE TO PROSPECTS SO THAT AT CLOSING, THEY KNOW YOU'VE HELPED THEM GET THE MOST HOUSE FOR THEIR MONEY. AN IDEAL WAY TO DO THAT IS WITH THE HOMESTRETCH PLAN BY GMAC MORTGAGE. GMAC MORTGAGE CREATED HOMESTRETCH SPECIFICALLY TO HELP YOU GO FROM "SALE" TO "SOLD." THE PLAN IS DESIGNED TO SERVE AS A RESOURCE FOR YOU TO CONVERT MORE PROSPECTS INTO BONAFIDE HOMEBUYERS. AND IT'S BACKED BY ONLY GMAC MORTGAGE'S SUPPORT AND SERVICES.

The HomeStretch Plan is easy for you and your buyer.

The HomeStretch Plan is a down payment assistance program that enables your customers to stretch their homebuying dollars and feel comfortable – both emotionally and financially – with the home they've chosen. How? By providing qualified borrowers with up to 4% of a home's purchase price.

Your customers will especially like the flexibility of HomeStretch, because they don't have to dip into their own savings. Rather, they can use HomeStretch funds to cover their down payment or closing costs. Then, they can use their own cash for the things they'll need *after* they move in. By offering this level of flexibility, you give people the means—and the method to buy the new home they deserve. It's that easy!

Home, home in their range.

The GMAC Mortgage HomeStretch Plan works for you by helping you put more homes – or more of a home – in your customer's price range. And that means it's unlikely you'll ever have to tell a prospect you can't help him get into a new house. With the funds that HomeStretch provides, your customers get the boost needed to purchase a home now – and start living how and where they want.

The 4% solution.

How the HomeStretch Plan works.

Quite simply, the HomeStretch plan is a down payment assistance program that can provide up to 4% of the total approved FHA loan amount for use toward down payment and some or all of the closing costs. The down payment assistance comes from a second mortgage with a unique qualified loan forgiveness feature (see a GMAC Mortgage representative for complete details.) All it takes to determine the total approved FHA loan amount and the amount of the HomeStretch funds available on a customer's mortgage is a quick, convenient meeting with a local GMAC Mortgage loan representative.

Your customers will quickly see that they have greater buying power with HomeStretch – they may actually be able to afford more than they thought.

The HomeStretch Plan is available in all U.S. states for:

- Buyers with up to 150% of the median area income (165% for New York City; 170% for Hawaii)
- 30-year, fixed rate, FHA loans
- 1 to 4 unit properties (detached, semi-attached and attached), condos, PUDs, manufactured housing and mobile homes



Put the HomeStretch Plan to work for you and your customers.

Of all the recent down payment assistance programs available today, HomeStretch is the most flexible program for both buyers and sellers. Unlike state bond programs, HomeStretch funds are unlimited and always available. And because there are no seller contributions required, you can help your seller get the most profit possible out of the house. Also you're dealing with GMAC Mortgage, part of a nationally recognized consumer financial organization.

ATTENTION BUILDERS!

The builder advantage—profits, not payouts.

As the seller, you can keep up to 4% more of the cost of your homes that qualify for the HomeStretch Plan. That's because, unlike other DPA programs, the HomeStretch Plan provides your buyers directly with up to 4% of the total approved FHA loan amount. No seller contributions required! On all the homes you sell under the HomeStretch Plan, the extra 4% can really add up.



When you're into the HomeStretch, you're in business.

Hook up with the HomeStretch Plan today by calling your GMAC Mortgage loan officer.

GMAC Mortgage

Certain state restrictions may apply. Call for further information on the terms and conditions of this program.

Arizona Mortgage License Number BK-7670; Licensed by the Department of Corporations under the California Residential Mortgage Lending Act; Georgia Mortgage Lender License #5845, 5871 Glenridge Dr., Atlanta GA; Illinois Residential Mortgage Licensee; Massachusetts Mortgage Lender License Number ML1556; Minnesota: This is not an offer to enter into an agreement. Any such offer may only be made pursuant to Minn. Stat. § 47.206 (3) & (4); New Hampshire First Mortgage Banker and Broker Number 5047-MB, 5055-MB, 5950-MB, 6388-MB; Licensed by the NJ Department of Banking and Insurance, 45 Eisenhower Dr., Paramus, (201) 226-1199; Licensed Mortgage Banker: NYS Banking Department. NY locations at: 325 Rt. 304, Bardonia; 6255 Sheridan Dr., Williamsville; 578 Veterans Memorial Hwy, Hauppauge; 100 Jericho Quadrangle, Jericho; 950 New Loudon Rd., Latham; 1299 Route 9, Wappinger Falls; Licensed by the Pennsylvania Department of Banking; Licensed RI Lender and Broker.

Home Equity Credit Loans not offered in Arkansas; Home Equity Credit Lines not offered in: AR, ND, SD, TX & WV; Massachusetts Mortgage Lender License Number ML1556; New Hampshire Second Mortgage Home Loan Lender Number 5061-MHL, 5068-MHL, 5954-MHL, 6389-MHL; In Tennessee home equity credit lines and loans offered by GMAC Mortgage Corporation of TN.

