

Ways we're making mortgages more affordable.

Whether you're a first-time homebuyer or looking to purchase your next home, we have affordable mortgage programs for you. Not only will we work with you to find a mortgage that best meets your needs, but we'll go above and beyond to find any additional funds that may be available through grant or down payment assistance programs.

M&T Grant Program

We have grant funds² available for first-time home buyers that can be used towards your down payment³, closing costs, out-of-pocket costs, and mortgage insurance. As a good neighbor to the communities we serve, it's our mission to help support the dream of homeownership.

Down Payment Assistance

Once you find a home or determine what area you're looking at, we will use Down Payment Resource® to find grants and other down payment assistance programs you may be eligible for.

Let's connect to talk about your mortgage options and see what other funds may be available.



Lenworth Johnson

CRA Mortgage Loan Officer

NMLS #2081292

7329084823

ljohnson17@mtb.com

<https://loanofficers.mtb.com/ljohnson17>

 Equal Housing Lender.

1 Maximum income 80% of area median income unless property is located in a low-to-moderate income census tract, then no income limits apply. Available in select counties in Connecticut, Delaware, Maine, Maryland, Massachusetts, New Jersey, New Hampshire, New York, Pennsylvania, Vermont, Virginia, West Virginia and the District of Columbia. Certain conditions and restrictions apply. All loans are subject to credit and property approval.

2 Grant funds will be used on purchase mortgage loans when the property securing the loan located in low-to-moderate (LMI) income census tracts and when the borrower(s) income is at or below 80% of the HUD Median Area Income in eligible counties. Speak to a mortgage professional for grant eligibility.

3 Only permitted on select programs.

This information is being provided for informational purposes only and is neither a loan commitment nor a guarantee of any interest rate. If you choose to apply for a mortgage loan, you will need to complete our standard application. Our consideration for approval of your mortgage loan application will include verification of the information obtained in connection with your request, including but not limited to income, employment, asset, property value and/or credit information. Our loan programs are subject to change or discontinuation at any time without notice. Not all products are available in all states.

©2024 M&T Bank. Member FDIC. NMLS# 381076. AMP-7163 240711 VF mtb.com



Affordable Mortgage Programs:

M&T's Home Starter Mortgage

Our exclusive Home Starter Mortgage¹ is an affordable mortgage program you won't find anywhere else.

- No borrower paid mortgage insurance requirements
- Down payment as low as 3%, with as little as 1% out of pocket

Federal Housing Administration (FHA) Loans

Offers low down payment options with no income limits

- Flexible credit requirements
- You can use gifted funds from family members or government assistance programs to help with your down payment

Veterans Administration (VA) Loans

A loan sponsored by the Department of Veteran's Affairs (VA) for eligible veterans looking to buy a home.

- 0% down payment
- Flexible credit requirements

Local Affordable Mortgage Programs

Ask us about other affordable programs available in your state or area.

M&T Bank

Why choose M&T's Biweekly Mortgage?



The difference one extra payment a year makes.

Our Biweekly Mortgage has its benefits and many homeowners have decided to take advantage of this popular option. You can use the yearly calendar to keep yourself on track and save at the same time.

What is a Biweekly Mortgage?

It's a mortgage with a biweekly payment instead of a monthly payment. By making payments every two weeks, you make a total of 26 payments per year instead of 12. Each payment will be equal to half of what your monthly payment would be and as a result you end up making one extra monthly payment per year.

What are the benefits of our Biweekly Mortgage?

Interest savings. Making one extra payment each year will pay your principal balance down faster, reducing the amount of interest you pay on your loan. With an M&T Biweekly Mortgage, you're less likely to feel the impact of making one extra payment spread out over the course of one year. This extra payment made year over year has a compounding effect that may save you thousands of dollars over the life of your loan.

Stay on track. If you're paid on a weekly or biweekly basis, your Biweekly Mortgage payment will sync up with your paycheck, helping you manage your finances. M&T's Biweekly Mortgage can help you create a better budget and stick to it while paying your mortgage balance down faster. If you're still unsure if the Biweekly Mortgage is right for you, we have flexible payment plan options that can be set up after your loan closes.

Contact me to learn more about Biweekly Mortgages or flexible payment plan options.

Name

Title

NMLS #

Phone

Email

Web

M&T Bank



This information is being provided for informational purposes only and is neither a loan commitment nor a guarantee of any interest rate. If you choose to apply for a mortgage loan, you will need to complete our standard application. Our consideration for approval of your mortgage loan application will include verification of the information obtained in connection with your request, including but not limited to income, employment, asset, property value and/or credit information. Our loan programs are subject to change or discontinuation at any time without notice. Not all products are available in all states.

©2024 M&T Bank. Member FDIC. NMLS# 381076. AMP-5997 BW 240103 VF

Our experience sets us apart.



With over 165 years of experience behind us, we've established a strong reputation for meeting the needs of our customer's and providing an outstanding mortgage experience. One of the keys to our success is offering a wide variety of mortgage products which gives us a competitive edge.

We're ready to meet the unique needs of your clients by offering:

Home Starter Loans

- An affordable mortgage program for borrowers with low-to-moderate income or purchasing in a low-to-moderate census tract
- 1% minimum borrower contribution based on FICO requirements

New Construction Loans

- Lending program for those looking to build a new single family home
- Construction loan amounts up to \$1,500,000 in certain areas

Renovation Loans

- Homebuyers or homeowners can finance the renovation costs with a single mortgage
- Funds can be used to update home features including a kitchen, baths, windows and more

Swing (Bridge) Balloon Loans

- Short term financing on an existing home to be applied toward a purchase of another home
- Allows for a non-contingent purchase transaction

Contact me today if you have a client who may be interested in one of the products listed above.

Name

Title

NMLS #

Phone

Email

Webpage

M&T Bank

 Equal Housing Lender.

This information is being provided for informational purposes only and is neither a loan commitment nor a guarantee of any interest rate. If you choose to apply for a mortgage loan, you will need to complete our standard application. Our consideration for approval of your mortgage loan application will include verification of the information obtained in connection with your request, including but not limited to income, employment, asset, property value and/or credit information. Our loan programs are subject to change or discontinuation at any time without notice. Not all products are available in all states.

©2024 M&T Bank. Member FDIC. NMLS# 381076. AMP-5997 NCHE 240103 VF



We make condo financing easy.

Living in a condo is a lifestyle choice that many homebuyers find appealing. Whether it's the sense of community or the additional amenities that draw you in, we're here to help you get into your condo.

We can assist first-time buyers, those looking to make a move, or condo owners looking to refinance. With years of experience under our belt and a full suite of mortgages products for condominium owners, we'll help you find the mortgage that's right for you.

Condo financing options include:

Conventional
Mortgages

VA
Loans

Jumbo
Mortgages

Biweekly
Mortgages

FHA
Loans

Adjustable Rate
Mortgages (ARMs)

Contact me to learn more or if you're interested in financing a condo.

Name

Title

NMLS #

Phone

Email

Web

M&T Bank

 Equal Housing Lender.

Refinancing to reduce total monthly payments may lengthen repayment term or increase total interest expense. If you are a service member on active duty looking to refinance your mortgage loan, please consult your legal advisor regarding whether your existing mortgage loan is eligible for benefits under the Servicemembers Civil Relief Act and how a refinance may impact those benefits.

This information is being provided for informational purposes only and is neither a loan commitment nor a guarantee of any interest rate. If you choose to apply for a mortgage loan, you will need to complete our standard application. Our consideration for approval of your mortgage loan application will include verification of the information obtained in connection with your request, including but not limited to income, employment, asset, property value and/or credit information. Our loan programs are subject to change or discontinuation at any time without notice. Not all products are available in all states.

©2024 M&T Bank. Member FDIC. NMLS# 381076 AMP-5997 CDO 240103 VF

Your guide to buying a home.



Buying a home is an exciting milestone in life. Our goal is to help you understand the ins and outs of the homebuying process. Take a look at your journey ahead and remember that you'll have support from our dedicated team of experts to help you along the way.

1. Start Saving



2. Prepare Finances



3. Market Research



4. Get Pre-approved



5. Build Your Team



6. Find Your Home



7. Submit Application



8. Closing Day



Visit our page to learn more about the process and see our homebuying tips.

Let's connect to get you on your path to homeownership.

Lenworth Johnson
CRA Mortgage Loan Officer | NMLS# 2081292
M&T Bank | Mortgage Division
PHONE 732-908-4823 | ljohnson17@mtb.com



This information is being provided for informational purposes only and is neither a loan commitment nor a guarantee of any interest rate. If you choose to apply for a mortgage loan, you will need to complete our standard application. Our consideration for approval of your mortgage loan application will include verification of the information obtained in connection with your request, including but not limited to income, employment, asset, property value and/or credit information. Our loan programs are subject to change or discontinuation at any time without notice. Not all products are available in all states. Refinancing to reduce total monthly payments may lengthen repayment term or increase total interest expense. Interest rates are subject to change without notice.

NMLS #381076. © 2023 M&T Bank. Member FDIC. AMP-3991 230417 VF