

# Conventional Loan



# Starter Kit

Helping Qualified Buyers Finance Their Home with Confidence



Helping Utah Families Achieve Homeownership with Confidence

Prepared by : Tres Miller

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

The Magic Mortgage Lender

435-229-9797

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# What Is a Conventional Loan?

## A Conventional Loan

A **conventional loan** is a mortgage that is not insured or guaranteed by a government agency. It is commonly used by qualified homebuyers and homeowners who meet lender guidelines for credit, income, down payment, and debt-to-income ratio. Conventional loans can be used to purchase or refinance a primary residence, second home, or investment property.

### Who May Benefit?

- ✓ Buyers with solid credit
- ✓ Borrowers with stable income
- ✓ Homebuyers with down payment funds
- ✓ Buyers comparing FHA and Conventional options
- ✓ Homeowners looking to refinance



1. Schedule a Consultation  
↓
2. Review Your Credit and Budget  
↓
3. Compare Loan Options  
↓
4. Close with Confidence

### Myth vs. Fact

Myth: Conventional loans always require 20% down.  
Fact: Many qualified borrowers may be able to use conventional financing with less than 20% down.

### Common Uses

- Buy a primary residence
- Purchase a second home
- Finance an investment property
- Refinance an existing mortgage
- Compare options with FHA financing

### Is This Worth Exploring?

- 🏠 I have stable income
- 🏠 I have solid or improving credit
- 🏠 I want to compare FHA vs. Conventional
- 🏠 I may have money for a down payment
- 🏠 I want flexible purchase or refinance options

**Magic Tip:** Conventional loans are an excellent option for many qualified borrowers, but they aren't automatically the best choice. Comparing Conventional, FHA, VA, and USDA financing helps you choose the loan that best supports your financial goals.

### Ready to Learn More?

Download the Complete Utah Conventional Loan Guide



Educational Guide • No Sales Pressure • Personalized Consultation Available

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UtahHomeownershipAuthority.com

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Starter Kit #6  
Conventional Loan

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