



Physician Loans

HOME LOANS TAILORED TO THE NEEDS OF PHYSICIANS.

BB&T Wealth, through our partnership with BB&T Home Mortgage, is proud to offer home financing options designed especially for physicians.¹

BB&T PHYSICIAN LOAN PROGRAM	
Maximum Loan to Value (LTV)*	100% up to \$650,000 95% up to \$850,000 for residents/fellows/interns 95% up to \$1,000,000 for practicing physicians (5% LTV/TLTV reduction for declining markets and 10% for severely declining)
Maximum Loan Amount for Residents/ Fellows/Interns**	\$850,000
Maximum Loan Amount for Practicing Physicians**	\$1,000,000
Private Mortgage Insurance	Not Required
Minimum FICO	LTV > 90% = 720 LTV ≤ 90% = 700
Escrow for Taxes and Insurance	Required
Loan Purpose	Purchase and No Cashout
Occupancy	Primary Residence Only
Eligible Property Types	One-Unit Single Family Detached/Attached, Warrantable Condos and PUDs
Eligible Products	Fixed rate and adjustable rate mortgage options available

*Depending on market conditions, maximum LTV financing may not be available

**Consult your BB&T Mortgage loan officer for details. Maximum loan amount subject to change without notice.

To learn more about our physician loans and how they can benefit you, please contact me today.

BB&T, Member FDIC and an Equal Housing Lender. 🏠 Loans are subject to credit approval.

¹ Offer available to the following medical interns, residents, fellows, and licensed physicians who have completed their residency, internship, or fellowship within the last 10 years: Medical doctors, doctor of osteopathy, doctor of dental surgery, doctor of dental medicine, doctor of optometry, doctor of podiatric medicine and doctor of chiropractic medicine.

For comparison purposes, a 10-year variable rate mortgage of \$850,000 with a 5% down payment at a variable APR of 3.542% with .125% points and no origination fee would result in 120 principal and interest monthly payments of \$3,757.82 and 240 principal and interest monthly payments of \$3,884.47. This payment example does not include other monthly charges that may apply, such as real estate taxes, homeowners insurance, flood insurance, homeowners association dues, condominium fees, cooperative fees, mortgage insurance premiums, etc. The total obligation may be higher. This is a representative example based upon rates that were effective as of May 11, 2016. Rates may change at any time. Rates may increase after consummation.

For comparison purposes, a 30-year non-conforming fixed rate mortgage of \$650,000 with a 0% down payment at an APR of 4.078% with .75% points and no origination fee would result in 360 equal principal and interest monthly payments of \$3,103.20. This payment example does not include other monthly charges that may apply, such as real estate taxes, homeowners insurance, flood insurance, homeowners association dues, condominium fees, cooperative fees, mortgage insurance premiums, etc. The total obligation may be higher. This is a representative example based upon rates that were effective as of May 11, 2016. Rates may change at any time.

Property, and if applicable, flood insurance must be in effect on property securing the loan. BB&T is not affiliate with realtor or builder.

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