



Use these guidelines to better understand Trio's standards for qualified homes.

Selecting Your New Home:

Trio has high standards that it has developed over its 15+ year history to help best position you in becoming a new homeowner. Successful Trio customers start by selecting a good quality home that should have minimal costs of ownership – minimal repairs required in the first years of occupancy. The more of your hard-earned cash you can save or set aside for your family, the better. Sellers should deliver homes that are free from deferred maintenance. New construction is certainly Trio friendly and recommended for first time homeowners.

Trio Home Standards:

Trio finances quality new construction homes, homes built within the most recent 10 years, or homes substantially remodeled within the last ten years. Substantially remodeled means more than just cosmetic touch-ups – we look for updated systems including electrical, HVAC, plumbing, appliances, flooring, counters and cabinetry as well as roof and siding. Please note that all homes are subject to a home inspection, third party review, as well as an FHA appraisal as part of Trio financing requirements. For older homes renovated, we require a copy of the building permit.

So, what does “substantially renovated” mean? If not a new construction home, a home inspection must show that the home's major systems were replaced or in 'new' condition. This will be confirmed with a home inspection revealing no major system issues (plumbing, electrical, HVAC, sewage, etc). For homes older than 10 years, we require a 5+ year roof certification. For homes on septic, we require a septic inspection. Pest inspections are required on all homes.

Why does Trio have such high standards? We are financing homes for customers seeking homeownership. Our customers need to set aside their hard-earned savings toward their down payment – not for home repairs.

A Few More Details on Trio Home Requirements:

- Trio finances attached or detached single family homes, townhomes, condominiums, detached dwellings on multi-home lots as well as manufactured homes built on site.
- Condominiums, townhomes and homes with homeowner's associations are subject to a review of homeowners' association documents for any rental restrictions and reserves for pending lawsuits/assessments
- Automatic denials will be issued for homes with resale restrictions, mobile homes, log homes, co-ops, as well as homes with rental restrictions. Further homes may be ineligible where located with high voltage lines, sewage treatment plants, industrial adjacent properties, high noise areas (freeway/flight path), flood plain designations or zoning proposals altering adjacent parcels to non-residential purposes.
- Properties financed for investment purposes are ineligible
- Second or vacation Homes are eligible, subject to higher qualification standards and credit overlays
- Minimum Purchase Price is \$120,000
- Maximum Purchase Price is equal to the FHA loan limit guidelines per market area

For Agents: Before submitting an offer on a home for a client through Trio, please review our website at thinktrio.com, as well as our industry site at trioresidential.com.

Before Making an Offer: Before considering making an offer on a home, see 'Find a Home' on thinktrio.com to confirm your selected home is located in a qualified area and does not exceed the indicated area maximum home price or your approved financing amount from Trio.

Thank you for trusting Trio with your housing future.

Still Have More Questions: Visit thinktrio.com or email closings@thinktrio.com.