



518.370.7200  
[www.firstscotia.com](http://www.firstscotia.com)

## 1st Time. 1st Home.

### *1st National Bank of Scotia's First Time Homebuyer Program*

As a community bank we want to help you build financial stability and make homeownership a reality. 1st National Bank of Scotia is pleased to offer two exclusive programs, designed with the first time homebuyer\* in mind.

#### Option 1:

Loan amount up to \$200,000  
Up to 100% financing

#### Option 2:

Loan amount \$200,001 to \$300,000  
Up to 98% financing (2% down required)

#### Program details:

- ◇ Available for 1- 2 unit Primary owner occupied residences, including condos and townhouses
- ◇ Escrow is required for taxes and homeowners insurance
- ◇ No income limits or requirements
- ◇ Low closing costs with lender credit for a portion of closing costs
- ◇ Up to 3% seller paid concessions and gifts acceptable
- ◇ No Private Mortgage Insurance
- ◇ Property must be free of safety, soundness or habitability issues
- ◇ Online Homebuyer Education course required

\*First time homebuyer defined as not owning any type of real estate within the last 3 years from the date of application.



For more information, contact our Mortgage Department  
(518)370-7280 or [mortgages@firstscotia.com](mailto:mortgages@firstscotia.com)