

# GET 3% OFF THE FINAL SALE PRICE OF THIS HOME

## It's simple. Here's how:

- Get 3% off the final sale price of this home when you finance the purchase of the property with a loan through GMAC Mortgage<sup>1</sup>  
(Credit applied to your closing costs.)
- You'll also receive a one year basic home warranty through First American Home Buyers Protection<sup>2</sup>

## Here's an example of how these savings could add up to thousands of dollars:

Home purchase price:	\$200,000.00
Finalize the purchase and get 3% off your closing costs:	save 3%
<b>YOUR TOTAL POTENTIAL SAVINGS:</b>	<b>SAVE \$6,000.00</b>

## Don't forget these other great savings you'll also receive when you purchase this or any GMAC Mortgage-owned property:

- Special financing available through GMAC Mortgage – waived credit report fee, waived application fee and waived appraisal fee<sup>1</sup>

Offer applies to primary residence only. See your GMAC Mortgage Loan Agent for other special offers on vacation, second or investment properties.

## Call for information on home loan financing opportunities:

### **GMAC Mortgage**

#### **Matt Taylor**

Loan Agent

Toll-free: 888-521-4622 Ext. 7703519

Office Direct: 704-770-3519

Cell: 704-918-0815

Fax: 866-502-0397

matthew.taylor@gmacm.com

All offers subject to change without prior notice; program only applies to company-owned or -serviced REO properties.

GMAC Mortgage and Ally Bank are part of the GMAC Financial Services family of companies. In various states, Ally Bank is registered to do business as Ally Bank Corp., Ally Capital Corp., Ally Bank, or GMAC Bank Corp. In most cases, on approved loan requests, loans will close and be funded by Ally Bank Corp. with GMAC Mortgage acting as a **MORTGAGE BROKER ONLY, NOT AS A MORTGAGE LENDER OR MORTGAGE CORRESPONDENT LENDER**. When acting as a mortgage broker, GMAC Mortgage arranges but does not make loans; all loan requests will be submitted to Ally Bank for loan approval, which may affect the availability of the funds.

<sup>1</sup> Loan financing offers subject to loan approval based on loan programs available at time of loan closing. Loan applicant(s) must meet underwriting guidelines of the lender. Not all loan requests will be approved. Fees and charges apply which vary by state. Offer does not apply to second lien home equity loans or lines of credit.

<sup>2</sup> Home owner's warranty provided by First American Home Buyers Protection Corporation in which the lender is covering the cost for basic first year coverage. To the extent the homeowner wishes to maintain coverage beyond the first year, the homeowner would be responsible for contacting First American Home Buyers Protection Corporation and securing and paying for continuing home warranty coverage. Please note that home warranty coverage is optional and is not required by GMAC Mortgage as a condition of obtaining loan financing. Warranty not available in New Jersey.

Alaska Mortgage Licensee # 100167; Arizona Mortgage Banker License # BK-7670; Licensed by the Department of Corporations under the California Residential Mortgage Lending Act; Colorado: Responsible mortgage broker license # (pending). 6430 S. Fiddlers Green Circle, Greenwood Village, CO 80111 (303-729-3000). To check the license status of your mortgage broker, visit <http://www.dora.state.co.us/real-estate/index.htm> <<http://www.dora.state.co.us/real-estate/index.htm>>; Georgia Residential Mortgage Licensee # 5845; Illinois Residential Mortgage Licensee; Massachusetts Mortgage Lender and Broker License # MC3735; Minnesota: This is not an offer to enter into an agreement. Any such offer may only be made in accordance with the requirements of Minn. Stat. Section 47.206 (3) and(4); Mississippi Licensed Mortgage Company; Montana Licensed Mortgage Broker License # 000207; Licensed by the New Hampshire Banking Department; Licensed by the N.J. Department of Banking and Insurance; Licensed Mortgage Banker—NYS Banking Department; Oregon: Licensed Lender # ML-160; Licensed by the Pennsylvania Department of Banking; Rhode Island Licensed Lender and Loan Broker; Licensed by the Virginia State Corporation Commission License # MLB-1435. GMAC Mortgage, LLC. 1100 Virginia Drive, Fort Washington, PA 19034 (215-734-5000); 1900 Lakeland Drive, Jackson, MS 39216.

