



patterson state bank



MEDICAL PROFESSIONAL PROGRAM

You take care of so many.
Let us take care of you!



✦ 100% financing* for personal and/or medical practice related loans such as:

- Home Loans
- Medical Office Construction/Refi Loans

PLUS:

- **No Downpayment needed**
- **No PMI**

✦ \$50,000 unsecured loan

✦ And Much More!

Contact Bill today, or find out more at pattersonstatebank.com/mpp/



Bill Marin

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NMLS #421628

*For qualified borrowers only. Professions include, but not limited to: MD, PA, NP, Physical Therapist, Occupational Therapist, Nurse Anesthetist, DDS, DC, DVM, and PHD.



patterson state bank
 "Quality Banking Since 1925"
 Member FDIC

PATTERSON STATE BANK

FOUNDED IN 1925

BILL MARIN, CHAIRMAN OF THE BOARD/CEO EMERITUS

ROBERT MARIN, CEO/CHIEF LENDING OFFICER



PSB'S MEDICAL PROFESSIONAL PROGRAM

RESIDENTS/FELLOWS PROGRAMS AT LSU/TULANE/OCHSNER/LOL/OU & MORE



MAIN REASONS WHY MPP IS NEEDED

NO \$\$\$\$ SAVED DURING EDUCATIONAL PROCESS/STUDENT LOAN DEBT

15 YEARS AGO, MPP STARTED...NOW HUNDREDS OF DOCTORS HAVE ENJOYED ITS BENEFITS

MPP IS AVAILABLE IN: AL, AR, FL, GA, KY, LA, MO, MS, NC, OK, SC, TN, TX



WHAT ARE THE FIRST THINGS THAT MOST LENDERS WANT TO SEE?

IT'S THE 3 C'S OF CREDIT

CAPACITY--CAN YOU PAY?

- TOTAL DEBT TO INCOME (DTI) SHOULD NOT EXCEED 40% OF GROSS INCOME
- ANNUAL INCOME \$240,000 = MONTHLY INCOME \$20,000
- 40% OF \$20,000 = \$8,000, MONTHLY DEBT OBLIGATIONS SHOULD NOT EXCEED \$8,000
- REMAINING 60% = \$12,000, MONTHLY BUDGET FOR TAXES AND ALL OTHER LIVING EXPENSES

CHARACTER--WILL YOU PAY?

- YOUR CREDIT REPORT WILL DETERMINE HOW THE LENDER FEELS ABOUT YOU PAYING THEM

COLLATERAL--MAKES LOAN LESS RISKY FOR LENDERS

- DEPOSIT ACCOUNTS PLEDGED TO SECURE LOAN
- REAL ESTATE, HOUSE/LOT, COMMERCIAL PROPERTY
- AUTOS, BOATS, EQUIPMENT
- UNSECURED = NO COLLATERAL



- Credit score secret that really works. Find out what date your statement cuts/prints on your credit cards then pay off the card(s) to ZERO BALANCE 1 day prior to statement date. If statement cuts on the 18th, then pay to zero on the 17th. The key is ZERO BALANCE on statement day. Once the statement cuts and shows a zero balance, then you can resume using your credit cards as usual...BUT...you would repeat the process for 3 statement cycles.
- Change In Terms Document...This service can be used to take advantage of lower loan rates that may be available due to a drop in interest rates...or an increase in Credit Scores...or a substantial reduction in loan balance. The fee for this service is ½% or \$1000 minimum, but that is much lower than doing a complete refi.