



patterson state bank



# MEDICAL PROFESSIONAL PROGRAM

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



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

- Home Loans
- Medical Office Construction/Refi Loans

PLUS:

- **No PMI**

✦ **\$50,000 unsecured loan**

✦ **And Much More!**

**Contact Bill today, or find out more at [pattersonstatebank.com/mpp/](http://pattersonstatebank.com/mpp/)**



**Bill Marin**

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\*For qualified borrowers only. Professions include, but not limited to: MD, PA, NP, PT, OT, Anesthesiologist, CRNA, DDS, DC, and DVM. Up to 100% financing available for home purchase and construction loans on owner-occupied properties located in Louisiana. Properties outside of LA require a minimum 10% down payment. Construction loans not available outside Louisiana.



NMLS #421628



**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/OLOL/OU & MORE**



**MAIN REASONS WHY MPP IS NEEDED**

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

**MPP STARTED in 2011...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 18<sup>th</sup>, then pay to zero on the 17<sup>th</sup>. 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 current fee for this service is ½% or \$1000 minimum. Ask Patterson State Bank for current fees when applying for a change in terms.