

# Your Local Home Loan Experts

PrimeLending  
Baltimore



Neighborhood Edge®

**Up to \$2,000 in Closing Cost Assistance\*.**  
Neighborhood Edge may be an option for you if:

- You are a first-time homebuyer (not required for program eligibility.)
- Make below average income for your area & have a less than ideal credit score.

PrimeLending is  
Licensed in all 50 States

PrimeLending, A PlainsCapital Company, is a proven powerhouse in the mortgage industry, providing professional service, personal guidance, clear communication and timely results at every step through our simple home loan process. We've been perfecting the mortgage experience for our customers for more than three decades, delivering ideal home loan solutions for just about every situation.

PrimeLending Baltimore | NMLS: 193484 | 410-308-8722



Close on Time Cash Guarantee<sup>1</sup>

PrimeLending's Buyer's AdvantEDGE approval letter<sup>2</sup> allows you to utilize our Close On Time Cash Guarantee<sup>1</sup> which means if your loan does not close on time, PrimeLending will pay the seller \$5,000.



Home Loans Made Simple.

1954 Greenspring Drive, Suite 195 | Timonium, MD 21093

\*Homebuyers who qualify for PrimeLending's NeighborhoodEdge program may receive up to \$2,000 in closing costs assistance if property is located within PrimeLending eligible market and homebuyer's income is equal to or less than 100% of the area median income based on HUD guidelines. Additional restrictions may apply. Savings only applies to direct originations of first lien Freddie Mac HomePossible, Fannie Mae HomeReady, and FHA 203K Limited and Standard loan programs for purchase transactions only, and is not available on loans obtained through mortgage brokers. Only one offer per loan transaction is available, and savings may not be combined with other closing cost assistance programs. Savings will reflect on Closing Disclosure at closing. Funds are limited and are available on a first-come, first served basis. 1)Receipt of executed sales contract for property required to guaranty closing by later of closing date or 21 days. Requirements: single family primary residence, FHA or Conventional purchase loan, unexpired Buyer's AdvantEDGE approval at time of closing, timely satisfaction of inspection/appraisal conditions. Voided by changes in sales contract, loan program, or borrower's credit, borrower/seller delays, fraud, legal restrictions, or unforeseen circumstances. \$5,000 liability limit. Excludes refinance, VA, bond, down payment assistance, renovation/construction, escrow holdbacks, brokered, condos, jumbo, USDA, investment, and unique properties. For full details visit <https://www.primelending.com/buyersadvantedge>. 2)Approval means an Underwriter has reviewed your application and has verified all necessary forms of income, assets, and credit. All loans subject to final credit approval and acceptable property. Conditions and restrictions may apply. All loans subject to credit approval. Rates and fees subject to change. ©2025 PrimeLending, a PlainsCapital Company (PrimeLending). (NMLS: 13649) Equal Housing Lender. PrimeLending is licensed by the MD Dept. of Labor, Licensing & Regulation - lender lic no. 11058. v010918