AN EDUCATIONAL FLYER FOR MICHIGAN HOMEBUYERS

You May Not Need 20% Down



Many buyers put down less than 20%. Some loan programs allow lower down payments, and some eligible VA and USDA buyers may finance without a down payment.

Shane Thomas, Senior Loan Officer | Ease Mortgage · NMLS #444451 · Company NMLS #2273319

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What this means in plain language

A 20% down payment is a common talking point. It is not a rule that applies to every buyer or every loan. How much you put down depends on the loan program, the property, your documentation, and guidelines that a licensed loan officer has to review.

If you are touring homes and wondering whether a purchase is even possible without a large cash down payment, ask for educational resources and a conversation with a loan officer. Do not treat this flyer as a quote or as a finding that a particular program is available to you.

What this flyer does not do

- It does not advertise a specific down-payment amount or percentage for a loan product.
- It does not state a rate, APR, monthly payment, or loan term.
- It does not say that you are eligible, preapproved, or approved.

Please read this qualifying language. Not all buyers qualify. Eligibility is subject to credit, property, occupancy, and program guidelines, including lender overlays. Mortgage insurance may apply. Terms are subject to change. This flyer is educational and is not a commitment to lend, a preapproval, an approval, a rate quote, or a Loan Estimate.

A useful next step

Talk with Shane Thomas, Senior Loan Officer | Ease Mortgage, NMLS #444451, at 586-260-2289 or sthomas@easemortgage.com. Scan the open-house QR card or visit the financing resource page for links to preapproval, calculators, and buyer guides.

If you are working with a Realtor, take this flyer with you and ask your agent to connect you with a licensed loan officer before you write an offer.

These resources are free. They are not conditioned on referring any business to Shane.



Shane Thomas Senior Loan Officer | Ease Mortgage
NMLS #444451 · Ease Mortgage, NMLS #2273319
586-260-2289 · sthomas@easemortgage.com
1050 Wilshire Dr, Suite 300, Troy, MI 48084

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