

# Call About The Customized Program For: MIAMI-DADE EMPLOYEES & FAMILY MEMBERS

*Thinking about refinancing?  
Call Today!*

**Modern Mortgage, LLC, is a leading FHA Lender and full-service mortgage organization with over 50 years of combined mortgage experience.**

- Purchases / Refinancing      **FHA \$8,000 TAX CREDIT ON PURCHASES FOR:**
- Convert High Interest Rate Loans      **(FIRST-TIME HOME BUYERS)**
- Switch from High Rate Adjustables to Low Interest 30 Year Fixed Loans
- Consolidate 1<sup>st</sup> and 2<sup>nd</sup> Mortgages
- Extinguish Credit Card Debt
- FHA and Conventional Loans Available

**Purchases up to 96.5% financing available  
6% allowable seller concession.**

**We can make it work for you!**

609-472-1217

[www.wexfordconsultantsllc.com](http://www.wexfordconsultantsllc.com)

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