

Considered "The BEST of the WEST"

The Valley West Difference



BECOME A PREFERRED BUYER WITH OUR UP-FRONT CREDIT APPROVAL

Give yourself the advantage over competing buyers. Submit your offer knowing you have the power to negotiate with the seller. Save time by looking at properties you know you can afford.

GOVERNMENT APPROVED LENDER

Work with a safe FHA and VA Lender. Deal with a seasonal team who will walk you through to your loan closure. Our personal approach means all your questions are answered.

OUR 21 DAY CLOSE GUARANTEE*

Close your escrow quick and hassle free. Use a negotiating tool with sellers who need to close quickly. Move into your home on time without delay.

CHOOSE FROM MULTIPLE LOAN PRODUCTS

Choose from a myriad of loan programs, FHA, VA, Conventional, Jumbo, Reverse Mortgage and Renovation Loans. We have the program to get you the home of your dreams, take some cash out or simply lower your rate and payment.



Because of our dedication and commitment to excellence, we are one of the few mortgage companies to successfully compete with the large banks and continue to offer you premier service and products.

"We put in the extra time and effort to ensure your dream of homeownership becomes a reality."

JR Steiner
Chief Operating Officer

<< Your Valley West Mortgage Team is here to help!

JR Steiner

Mortgage Loan Originator / COO

NMLS# 723198

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Valley West Mortgage

is proud to offer the members of LVPPACE:

For NEW Purchase Transactions a credit up to 0.500% in closing costs on Standard Conventional/FHA/VA Loans (Loan Amounts \$150,000-\$424,100) AND \$300 Underwriting Fee reduction.

*Cannot be used on Investor Programs

For existing FHA and VA Loans:

Please reach out today to see if you ARE eligible for a free refinance to potentially save tens of thousands in interest charges.

*lower your PMI

*lower monthly payments

*possibly skip two mortgage payments

*21business day guarantee only applies to purchase transactions. This guarantee does not apply to Reverse Mortgages, FHA, 203K, loans that require prior approval from an investor, brokered loans, or loans with a 2nd TD. The guarantee does not apply if events occur beyond the control of VWM, including but not limited to: appraised value, escrow or title delays, 2nd lien holder approval, short sale, or lender conditions that cannot be met by any party. The 21 day trigger begins when your initial application package is complete and you have authorized credit payment for your appraisal. If VWM fails to perform otherwise, a credit of \$250 will be applied toward closing costs. This information is to inform the real estate industry only and is not to be provided to consumers. All products are not available in all states. All options are not available on all programs. All programs are subject to borrower and property qualifications. Rates, terms and conditions are subject to change without notice, Valley West Corporation dba Valley West Mortgage 9580 W. Sahara Ave. Suite 200 Las Vegas, NV 89117. NMLS # 65506.

