High cost of living.
Low wage growth.
Student loans.
Rent.
With so many financial burdens to carry, millennials often feel they will never have the finances to own a home, but that's simply not true. When it comes to mortgages, the following options may be the key to home ownership.

The majority of borrowers in today's market still select a conventional mortgage when buying a home. Typically, the borrower is required to have a credit score of 640, and expected to put anywhere from 5 to 20 percent down. Those who can afford a 20 percent down payment avoid the PMI (private mortgage insurance) fee that accompanies closing costs as well as your monthly interest rates until you have 20% equity paid into your home.

An FHA Loan is a mortgage insured by the Federal Housing Administration that is only available to first time homeowners through qualified lenders. Borrowers need a credit score of 580 and the down payment may be as low as 3.5 percent. While a 3.5 percent down payment means PMI fees, for individuals who are working on their credit an FHA loan is a smart way to turn expenditures like rent into equity.

Conventional 97 loans live up to their name by asking borrowers to put just 3 percent down on the home they desire. These mortgages are also insured by the FHA but typically have lower interest rates than FHA loans. This is because Conventional 97 loans require the borrower to have a credit score around 620. The higher the required credit score, the less of a risk you are to your lender. Conventional 97 loans can only be applied to single-family homes.

Also insured by the FHA, a 203k mortgage is for buyers who want to customize a home in need of repairs instead of simply buying a house. The catch? If you were only expecting to borrow 100 thousand dollars, a lender may require another 15 thousand as cushion funding incase repairs are more costly than originally foreseen. These fees are known as contingency reserves and may be loaned from the lender or provided by the buyer.

Those who've sacrificed for the country can take advantage of a VA or Veterans Affairs Loan. VA loans typically boast no down payment for the buyer, lower interest rates, early payoffs without penalties, limitations on closing costs and no PMI fees. VA loans are a 'thank you,' to those who have served the country. That being said, there are two main factors you want to watch out for. First, VA mortgages do come with a VA funding fee. This fee is charged by the US Department of Veteran Affairs and goes towards funding the program for future veterans. Second, VA Loans require the veteran buying the home resides there.

Now that you know your options, take a second look at your finances and then decide if owning a home is the right move for you. If it comes down to a mortgage, I bet you're more qualified than you think. (505)