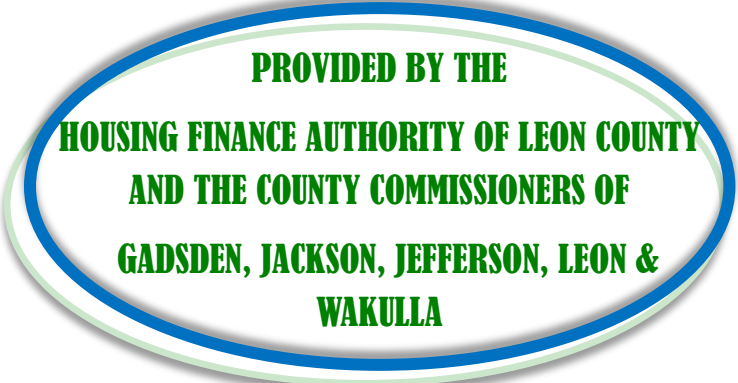




Escambia County
Housing Finance Authority
servicing 1st time homebuyers since 1982!

UP TO \$7,500.00*
DOWN PAYMENT AND
CLOSING COST ASSISTANCE

0%, 30-Year Deferred Second Mortgage



**Freddie Mac HFA Advantage
 Conventional Program Highlights:**

- ◆ Conventional 30-Year Fixed Rate Mortgage.
- ◆ Interest Rate: **5.625%* Mortgage with a 0%, non-amortizing 30-year Deferred Second Mortgage up to \$7,500.00*.**
- ◆ **Origination Fee not to exceed 1% of the principal loan amount.**
- ◆ **A Homeownership Education Certificate is required for at least one qualified borrower.**
- ◆ **Affordable Income Subsidy (AIS) Grant eligible**
- ◆ **First and Second Mortgages are EXEMPT from Documentary Stamp Tax**
- ◆ **Second Mortgage is EXEMPT from Intangible Tax**
- ◆ **Mortgage Credit Certificate eligible (Excludes Jefferson County)**
- ◆ **Continuous Funding**

What Home Qualifies?

The single family home may be attached or detached, a condominium, townhome or PUD. Home must be located within Alachua, Bay, Bradford, Escambia, **Gadsden**, Gulf, Hernando, Indian River, **Jackson**, **Jefferson**, **Leon**, Marion, Martin, Okaloosa, Santa Rosa, St. Lucie, **Wakulla** or Walton Counties. The maximum purchase price of a new or existing home in Gadsden, Jackson, Jefferson, Leon and Wakulla can not exceed **\$271,164** or **\$331,423** if purchasing in an Leon County targeted area (varies per County, see map on website).

Who Qualifies?

- ◆ Borrowers must be first-time homebuyers. A first-time homebuyer is someone who has not had an ownership interest in a principal residence during the past three years. Some exceptions apply. (see our website)
- ◆ Borrowers must meet normal mortgage requirements to demonstrate credit worthiness. Borrowers must have a minimum FICO score of 640 for Freddie Mac HFA Advantage Loan to participate.
- ◆ Borrowers must occupy the purchased home as their principal residence.
- ◆ Qualified Veterans and homebuyers purchasing in a designated targeted area do not need to be first time homebuyers.
- ◆ A single parent who has only owned with a former spouse while married.
- ◆ A displaced homemaker that has only owned with a spouse.
- ◆ Maximum Borrower's income ranges from the following limits.

Maximum Income Limits

Family of 1-2: \$75,000—\$82,080
 Family of 3 +: \$87,500—\$95,760

**Affordable Income Subsidy (AIS) Grant
 Area Median Income (AMI) Limits**

100% AMI: \$52,100—\$67,400
 80% AMI: \$41,680—\$53,920
 50% AMI: \$26,050—\$33,700

Down Payment & Closing Cost Assistance

- ◆ The Authority will provide a 0% non-amortizing 30-Year Deferred Second Mortgage up to **\$7,500.00*** to be used exclusively with the **5.625%*** Mortgage, which is not forgivable and becomes due when the first mortgage is satisfied or upon sale, transfer, rental or disposition of property.
- ◆ The down payment assistance offered with Freddie Mac-Insured First Mortgage Loans can provide up to 100% of the homebuyer's cash to close (as long as there is no cash back to the borrower).
- ◆ Maximum income and purchase price limits are the same as the limits for First Mortgage Loans.
- ◆ The down payment assistance proceeds may be used for any eligible use associated with the Mortgage Loan closing process, including but not limited to, closing costs, Lender fees, Servicer fees, pre-pays, mortgage insurance premiums, discounts and the reimbursements of earnest money and pre-close fees, such as credit report and appraisal fees.

Mortgage Credit Certificate

Federal Tax Credit up to \$2,000 annually for the life of the mortgage loan if the homeowner occupies the home as their principal residence. Some restrictions apply. (Excludes Jefferson County)

Affordable Income Subsidy

Borrowers at or below 50% of the Area Median Income (AMI) Limits as published by Freddie Mac are eligible for an AIS Grant in the amount of \$2,500 and borrowers above 50% of AMI, but at or below 80% AMI are eligible for an AIS Grant of \$1,500.

Questions?

Rev. 10.5.18

If you have questions please contact the Escambia County Housing Finance Authority at **(800) 388-1970** or **(850) 432-7077** or visit **www.escambiahfa.com**

*Participating Lenders will provide specific APR information as required by law. Mortgage Rate/APR and DPA Amount may be reset periodically based on market conditions. The Issuer reserves the right to modify terms of the Program at any time.



Ready to Buy Your First Home?

Ask about our **NEW** Urban Infill Program!



Up to
\$7500
for First Time
Homebuyers!

**Down Payment
& Closing Cost
Assistance***

0% Non-Amortizing 30-Year Deferred
Second Mortgage

**Not Owned a Home in the Last 3 Years?
You May Qualify!**

800-388-1970 • 850-432-7077



ECHFA

We are not a mortgage company.
We are a governmental agency under FL Statutes §159.

www.escambiahfa.com



Participating lenders will provide specific APR information as required by law.
*Down payment assistance is subject to change based on market conditions.

FREDDIE MAC HFA ADVANTAGE PARTICIPATING LENDERS

Capital City Bank:	Laura Wells	(850) 402-7973	Centennial Bank*:	Amanda Russell	(850) 894-7141
	Chris Carter	(850) 402-7977	Hancock Bank*:	Sheri Proctor	(904) 798-0531
	Lisa Canup	(850) 402-7982	On Q Financial, Inc.:	Kerry Gaby	(850) 567-4144
	Michelle Clark	(850) 402-7991		Matthew Hourigan	(850) 445-2670
	Sheila Rogers	(850) 402-7976	Synovus Mortgage Corp.*:	Mary Colonese	(850) 224-3344
	Caitlin Moore	(850) 402-7965		Kristi White	(850) 205-5157
	Rhonda Koenders	(850) 402-8052		Jamie Fiore	(850) 436-2038
	Jason Bellflower	(850) 402-7976	Waterstone	Elizabeth Ralstin	(850) 999-4055

*Mortgage Credit Certificate Lender

Mortgage*: