



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

PROVIDED BY THE
HOUSING FINANCE AUTHORITY OF LEON COUNTY
AND
THE COUNTY COMMISSIONERS OF
GADSDEN, JACKSON, JEFFERSON, LEON &
WAKULLA COUNTIES

Program Highlights:

- ◆ FHA-insured, VA-guaranteed or USDA-RD 30-Year Fixed Rate Mortgages.
- ◆ Assisted Low Rate: **5.125%* Mortgage with a 0%, non-amortizing 30-year Deferred Second Mortgage up to \$7,500.00***.
- ◆ **Discount/Origination Fee any combination not to exceed 1% of the principal loan amount.**
- ◆ **Continuous Funding**
- ◆ **NO Intangible Tax**
- ◆ **No Doc Stamp Fee**

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, Franklin, **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, Leon & Wakulla Counties is **\$271,164 or \$331,423** if purchasing in Leon County's 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 FHA, USDA-RD and VA Loans 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.
- ◆ Maximum Household income range from the following limits (varies per County, see map on website)

Maximum Income Limits
(varies per County, see map on website)

GADSDEN, JACKSON, JEFFERSON, LEON & WAKULLA COUNTIES

Non-Targeted Areas:

Family of 1-2: \$62,500—\$68,400
 Family of 3 +: \$71,875—\$78,660

Targeted Areas (Leon County):

Family of 1-2: \$82,080
 Family of 3 +: \$95,790

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 **5.125%* 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 FHA-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.

Rev. 1.11.19

Questions?

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.

PARTICIPATING LENDERS

Capital City Bank:	Laura Wells	(850) 402-7973	On Q Financial, Inc.:	Kerry Gaby	(850) 567-4144
	Chris Carter	(850) 402-7977		Matthew Hourigan	(850) 445-2670
	Jason Bellflower	(850) 402-7976	Synovus Mortgage Corp.:	Mary Colonese	(850) 224-3344
	Lisa Canup	(850) 402-7982		Kristi White	(850) 205-5157
	Michelle Clark	(850) 402-7991		Jamie Fiore	(850) 436-2038
	Sheila Rogers	(850) 402-7976	University Lending Group:	Kristen Phillips	(850) 510-1475
	Caitlin Moore	(850) 402-7965		Darla Morgan	(850) 228-9935
	Rhonda Koenders	(850) 402-8052		Michael Avery	(850) 296-1699
Centennial Bank:	Amanda Russell	(850) 894-7141		Lauren Thurman	(850) 445-7555
	Ashley Hutchison	(850) 251-4271		Scott Pinkington	(850) 294-4444
				Shane Boyd	(850) 325-3320