

First Time & New Home Buyer Programs



1st Time and New Home Buyer Programs

Down Payment Assistance Programs

Understanding Documentation Types for Qualifying.

First Time and New Home Buyer Programs

- Conforming Programs
- Conforming Fixed Rate Flexible Programs
- My Community 100 Mortgage
- Federal Housing Administration (FHA) Insured Loans
- Veterans Affairs (VA) Guaranteed Loans
- Rural Housing Program (RHS) Loans

Conforming Programs

Conventional Conforming loans are loans that follow the guidelines of Fannie Mae and Freddie Mac.

Program Benefits

- Fixed rate and ARMs programs
- Interest only enhancements
- 5% down payment
- 95% financing
- 80/15 & 80/10 programs (no mortgage Ins.)
- \$417,000 Loan Limit

My Community 100 Mortgage

The My Community 100 program is ideal for buyers who lack the funds for down payment and closing costs or are interested in obtaining maximum financing.

Program highlights

- Are First Time Home Buyers
- Cash-strapped borrower have the option of **100% financing**
- Financing up to 105% allowed with a community Second
- Interest Only option allows borrowers to reduce their cash outlay for 5 to 10 years.
- Financing contributions allowed up to 6%
- Teachers, Public Safety Employees and Health Care Workers have relaxed DTI Requirements and lower reserve requirements
- Cash reserves at closing are not required
- Gift funds allowed (source can be family member or a non-profit organization)
- Lower credit scores allowed

Conforming Fixed Rate Flexible Programs 97/100

The Flexible programs are ideal for first-time home buyers and move-up borrowers who lack the funds for down payment and closing costs. The Flex program offers **100% financing** with mortgage insurance or Lender Paid Mortgage Insurance (**TAMI**).

Program Benefits

- Fixed rate and Payment
- Minimum down Payment
- Minimum reserve requirements
- Eligible for builder-paid P&I subsidy for up to 6 months on new construction

Program Highlights

- Fixed Rate
- Interest Only Enhancements
- Owner-occupied only
- No minimum loan amount
- No median income restrictions

FHA Government-Insured Loans

Federal Housing Administration government-insured loans can offer low down payment options while allowing flexibility for less-than-perfect credit and non-traditional employment.

Program highlights

- No minimum credit score required
- Non-traditional credit available
- As little as 3% down payment
- Gift funds allowed
- No maximum income limits
- 10- to 30-year loan terms available
- Fixed rate and fixed period ARM options

Veterans Affairs Guaranteed Loans

A **VA** loan is a mortgage loan on approved property made to a qualified veteran by an authorized lender and guaranteed by the United States Department of **Veterans Affairs**.

Program Highlights

- No down payment required with Full Entitlement
- Loans to \$417,000 with **100% financing** with no reserves required
- Loan amounts to \$799,999
- Seller contributions allowed up to 4%
- No mortgage insurance
- More flexible income, employment and savings requirements
- Fixed and adjustable rate programs available

Rural Housing (RHS) Program

The Guaranteed Rural Housing Program is offered through the Rural Housing Service.

Program Highlights

- Programs are available to low-to moderate-income families in rural communities
- Funds to close may be paid by buyer, seller, or gifted
- Loan is not limited to first time home buyers
- Provides **100% financing**
- Less up-front cash required for this program
- No mortgage insurance is required
- Loans have a fixed interest rate and are fully amortizing over 30 years.
- Acreage allowed; value of land limited to 30% of appraised value

The Florida Housing Bond or first-time buyer programs

- **Option 1 – Florida first:** This program helps borrower by offering a low 30 year fixed rate loan.
- **Option 2 – Florida Plus:** This program offers a low 30 year fixed rate loan and 4% of the loan amount to borrowers as a grant to help pay down payment and closing costs.
- **Option 3 – Florida 40:** Offers 40 year Term
- **Option 4 – Florida 40 Plus:** Offers 40 year term and 4% of loan amount as a grant to the borrower to help pay with down payment and closing coasts.
- **Option 5 – Florida Heroes:** Offers very low interest rates for education professionals, sworn officers, healthcare professionals, and all active duty military and veterans.
- **Option 6 – Florida Advantage:** This program offers very low rate to borrowers in Urban Infill Areas.

Down Payment Assistance Programs



Down Payment Assistance

- Florida Housing down payment Assistance Programs (**HAMI and Florida Assist**)
- Ship Express
- Nonprofit and Seller Grants/Gifts
- Family Gift

Florida Housing Down Payment Assistance

- **HAMI Down payment assistance** – is available to all who qualify for Florida First, Florida 40 and Florida Heroes. It's at a rate of 5.00% for up to \$5,000. This is a 10-year amortizing second mortgage loan.
- **Florida Assist** – offers up to \$10,000. It is a 30 year, deferred, 0.00% second mortgage loan. It is NOT forgiven at any time and must be repaid at the latest in 30 years.
- **Buyer are limited to only one of the DPA products**

Ship Express Down Payment Assistance

- The property to be purchased must be located in Duval County
- The down payment assistance plan helps the home buyer with their down payment and closing cost.
- The Amount of down payment is \$7,500 - \$14,999, based on total household income.

Nonprofit and Seller Grants/Gifts

A. Grants provided direct from nonprofit

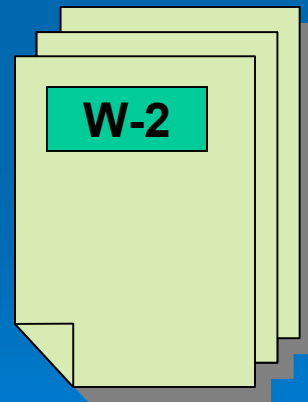
1. lowers cash required of the borrower.
2. Can be used with Conventional and government loans.

B. Gifts provided by the seller through

nonprofit (i.e. Nehemiah & AmeriDream):

1. Lowers cash required of the borrower.
2. Limited to FHA product, if funds are used for down payment.
3. Must be included in seller contribution and meet limitations.

Understanding Documentation Types for Qualification



Full Documentation Type Requirements

Full Documentation- refers to the standard Fannie Mae/Freddie Mac documentation.

- **Verification of Depository's / Verification of Employer's** are sent directly to the Borrower's employer or Depository;
- **Upon completion** are returned directly from the employer or depository.

Alternative Documentation Type Requirements

Allows Alternative Documentation, such as bank statements, pay stubs or cancelled checks in lieu of standard verifications, to be obtained directly from the Borrower rather than from the Borrower's employer, bank, or mortgage servicer.