

Offering
Financial Assistance
on down payment and
closing costs!



A Helping Hand to Get Started



**Idaho Housing
and Finance**
ASSOCIATION

Your Key to Housing Opportunities

Home Buyer

Down Payment

Assistance

Program

www.ihfa.org



Down Payment Assistance Program

Idaho Housing and Finance has always offered extremely low mortgage interest rates. Now, we're offering even more...

We'll provide funds toward your down payment or closing costs if you meet certain requirements.

What is the IHFA Down Payment Assistance Program?

The IHFA Down Payment Assistance Program provides funds for a qualified buyer's down payment and closing costs for the purchase of a home.

- The maximum grant is for households with income of 80% AMI (Area Median Income) or less.
- Households with income greater than 80% AMI but not exceeding 100% also are eligible for grant funds.

Who is eligible?

Federal and association regulations apply to everyone who obtains an IHFA mortgage loan. These include the following conditions:

1. The borrower must be a resident of Idaho, must intend to occupy and does, in fact, occupy the financed property as his/her principal residence within 14 days after closing.

2. The borrower must have an acceptable credit and employment history.
3. **Eligibility is contingent on completion of the *Finally Home!*® Home Buyer Education program, or other approved home buyer education course.**
4. The borrower cannot have been a home owner at any time during the last three years. This requirement has been waived for the counties listed at www.ihfa.org/mortgage_borrowreq.asp.
5. The borrower cannot have an annual gross income exceeding specific limits, established by county. Income guidelines can be obtained by calling IHFA at 1-800-219-2285.

Ask us what we can do for you by calling us toll-free at 1-800-219-2285, or check with one of our participating lenders listed on our Web site at www.ihfa.org/residential_lenders.asp.

**This program subject to change at any time by Idaho Housing and Finance Association. Funds for this program are limited and may be discontinued at any time. Certain restrictions and qualifications apply.*



Yes, I would like more information about the *Finally Home!*® Home Buyer Education program. Please send me a program brochure and class schedule.

Name _____

Address _____

City _____

State _____ Zip _____

Please check the Regional Training Partner nearest you.

- Neighborhood Housing Services, Inc., Boise
- Caldwell Board of REALTORS® , Caldwell
- North Idaho College, Post Falls
- Greater Idaho Falls Association of REALTORS® , Idaho Falls
- Community Action Partnership, Lewiston
- Northwest Nazarene University, Nampa
- Pocatello Neighborhood Housing Services, Pocatello
- College of Southern Idaho, Twin Falls

For more information, please visit:
www.ihfa.org/nonprofit_homebuyer.asp

Return this panel to:

Idaho Partners for Home Buyer Education, Inc.
P.O. Box 7585, Boise, ID 83707-7585

Participating Lenders

Academy Mortgage Corporation
Action Mortgage Company
American Home Mortgage
Bank of Commerce
Bank of Idaho
Charter Mortgage
Citizen's Community Bank
Countrywide Home Loans
D.L. Evans Bank
Executive Home Loans
FirstBank Northwest
First Federal Savings Bank of Twin Falls
First Financial Corporation
First Horizon Home Loans Corporation
First Mortgage Company
First Priority Mortgage, LLC
GMAC Mortgage
Global Credit Union
Home Federal Bank
Idaho Central Credit Union
Idaho Independent Bank
Intermountain Community Bank
InterWest Mortgage
Ireland Bank
M & T Mortgage Corporation
Magic Valley Bank
Mountain West Bank
National City Mortgage
New Freedom Mortgage
Numerica Credit Union
Panhandle State Bank
Republic Mortgage Home Loans, LLC
U.S. Bank, N.A.
Washington Federal Savings & Loan Association
Washington Mutual Bank
Washington Trust Bank
Wells Fargo Home Mortgage, Inc.
Young Mortgage
Zions Bank

The Idaho Housing and Finance Association, a financial services and housing business organization, provides funding for affordable housing in Idaho communities where it is most needed and when it is economically feasible. IHFA is not a state agency under Idaho law, and uses no state funds or state employees to support its operations.



Your Key to Housing Opportunities

Home Buyer Down Payment Assistance Program

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Boise, Idaho 83707-1899
(208) 331-4883
(800) 219-2285
Hearing Impaired
1-800-545-1833, Ext. 400
www.ihfa.org

