

ARE THERE ANY SPECIAL LOAN PRODUCTS?

Florida Housing's FTHB program offers a lower interest rate and lower out of pocket expense for homebuyers who qualify under the HOME income limits and purchase in federally designated targeted areas, urban infill areas, and Front Porch communities. In addition, Florida Housing offers a lower interest rate for persons who qualify under the HOME income limits and have a disability or a family member with a disability.

Florida Housing's FTHB program also offers a lower interest rate to those individuals who work full time as a police officer, firefighter, educator, or health care worker within the state of Florida.

These options are subject to change at any time depending on funding availability.

WHAT ARE THE LENDER BENEFITS OF THIS PROGRAM?

Partnering with Florida Housing to help first time homebuyers realize the American Dream creates a WIN-WIN situation for all involved. The following are some of the many rewards that are extended through your participation:

- Financing alternatives that increase homeownership opportunities;
- Increased loan originations in under served areas;
- Promotion of lenders' services throughout the state of Florida; and
- Access to millions of dollars for the origination of low-interest rate mortgage loans, coupled with down payment and closing cost assistance.

HOW DO I BECOME A PARTICIPATING LENDER?

To become a participating lender you must complete an Indication of Interest which is located online at <http://www.floridahousing.org/>. You may complete the Indication of Interest online or by faxing it into us by following the instructions on the fax.

Once your Indication of Interest is received, we will forward the required program documents to you. These program documents, Invitation and application to participate, master mortgage purchase agreement, and the supplement to the master mortgage purchase agreement, need to be executed by your institution's management and returned to Florida Housing for review.

After all required documents are received, reviewed and approved, we will send out a notice of acceptance. We will also forward your information to the U.S. Bank representative for training; the trainer will contact your organization to coordinate the dates and time of training.

There is no cost to participate and training is also free. Once the organization is signed up and the lenders are trained, Florida Housing will publish their names and phone numbers on its web page and in the FTHB brochure.

If you have further questions concerning the First Time Homebuyer Program, please contact the program staff at (850) 488-4197. We look forward to working together with you to make a better tomorrow, today.

About Florida Housing

Florida Housing administers a number of multifamily, single family and special programs that help low-income Floridians obtain safe, decent affordable housing that might otherwise be unavailable to them. Our rental housing programs include the Multifamily Mortgage Revenue Bond, Low Income Housing Tax Credits, State Apartment Incentive Loan, Florida Affordable Housing Guarantee, the Elderly Housing Community Loan, and Home Investment Partnerships programs.

Homeownership programs include the First Time Homebuyer Program, the Homeownership Loan Program and down payment assistance programs such as the Homeownership Assistance Program, HOME Down Payment Assistance, Homeownership Assistance for Moderate Income, and Three Percent Cash Assistance. In addition, Florida Housing offers the Mortgage Credit Certificate program.

We also administer Special Programs including the Predevelopment Loan Program, State Housing Initiatives Partnership, Demonstration Loans and the Affordable Housing Catalyst Program.



227 North Bronough Street, Suite 5000 • Tallahassee, Florida 32301
850.488.4197 • Fax 850.488.9809 • www.floridahousing.org



we make housing affordable



Homeownership

First Time Homebuyer Program LENDERS' RESOURCE GUIDE

First Time Homebuyer Program

The First Time Homebuyer Program (FTHB) makes purchasing a home more affordable for low-to-moderate income families and individuals by offering a fixed rate, low-interest rate mortgage loan. In addition, Florida Housing offers three down payment and closing cost assistance programs in the form of second mortgage loans and one in the form of up-front cash assistance to help eligible homebuyers cover their down payment and closing costs.

Under the FTHB Program, the borrower selects from a list of participating lenders. The participating lender pre-qualifies the borrower based on the desired loan type and the program's eligibility guidelines. Through our servicer, U.S. Bank, loans will be reviewed for compliance and purchased from the participating lending institution once the loan has been closed. The purchase price will include or cover normal industry expenses, any incurred interest expense and a net lender profit.

HIGHLIGHTS OF THE PROGRAM:

- Low-interest loans to individuals earning up to 115% (140% in targeted areas) of area median income (AMI).
- Zero percent interest and non-amortizing second mortgages for down payment and closing cost assistance.
- Incentive financing for persons with disabilities, buyers purchasing in targeted areas and persons working in certain public service careers.
- Qualifying first mortgage loans can be conventional, Federal Housing Administration, Rural Development (RD), or Veteran's Administration (VA) guaranteed mortgage loans.

WHAT TYPES OF LENDERS ARE ACCEPTABLE?

Both direct lenders and correspondent lenders may participate in the First Time Homebuyer Program.

HOW DO I QUALIFY AS A LENDER?

The following shows the minimum criteria to be met in order to qualify as a participating lender:

DIRECT LENDERS & CORRESPONDENT LENDERS

(lenders that underwrite their own loans)

- Two years of audited financials reflecting net worth of no less than \$250,000
- Evidence of errors & omissions and Fidelity Insurance with at least \$300,000

CORRESPONDENT LENDERS

(servicer underwrites on behalf of lender)

- Two years of audited financials reflecting net worth of no less than \$250,000
- Evidence of errors & omissions and Fidelity Insurance with at least \$300,000
- Resumes of key staff
- Copy of quality control plan references

WHO IS CONSIDERED A FIRST TIME HOMEBUYER?

Homebuyers that have not had a homeownership interest in their principal residence at any time during the three-year period preceding the closing date of the mortgage loan. The only exception is for mortgage loans on homes purchased within a federally designated targeted area.

Are you unsure as to whether or not the home is located in a federally designated targeted area? You may visit the Federal Financial Institutions Examination Council's web site at <http://www.ffiec.gov/geocode/default.htm> to find out if that address corresponds with a census tract located in a federally designated targeted area.

WHAT ARE THE MAXIMUM ANNUAL INCOME LIMITS?

FTHB program eligibility is based on gross annual income adjusted for household size.

WHAT TYPES OF PROPERTIES ARE ELIGIBLE?

Eligible properties include new and existing single family homes, duplexes, town homes, condominiums, and manufactured homes with certain restrictions.

WHAT ARE THE MAXIMUM PURCHASE PRICE LIMITS ON ELIGIBLE PROPERTIES?

The maximum purchase price of residences purchased under this program varies based on the county and HOME regulations where applicable.

MAXIMUM ANNUAL INCOME LIMITS

COUNTY	1 or 2	3 or more
Alachua	\$53,550	\$61,583
Brevard	\$54,900	\$63,135
Broward	\$58,100	\$66,815
Clay	\$57,850	\$66,528
Collier	\$63,300	\$72,795
Duval	\$57,850	\$66,528
Gadsden	\$57,700	\$66,355
Indian River	\$53,250	\$61,238
Lake	\$55,100	\$63,365
Lee	\$54,100	\$62,215
Leon	\$57,700	\$66,355
Manatee	\$55,900	\$64,285
Monroe	\$58,450	\$67,218
Nassau	\$57,850	\$66,528
Okaloosa	\$55,150	\$63,423
Orange	\$55,100	\$63,365
Osceola	\$55,100	\$63,365
Palm Beach	\$62,100	\$71,415
Sarasota	\$55,900	\$64,285
Seminole	\$55,100	\$63,365
St. Johns	\$57,850	\$66,528
All Other Counties	\$52,550	\$60,433

(Effective 04/25/05)

MAXIMUM PURCHASE PRICE LIMITS

COUNTY	FTHB Program	
	New & Existing	FTHB Program w/ HOME
Baker	\$247,500	\$209,000
Broward	\$331,579	\$280,000
Clay	\$247,500	\$209,000
Collier	\$354,375	\$299,250
Duval	\$247,500	\$209,000
Lake	\$211,500	\$178,600
Lee	\$223,875	\$189,050
Manatee	\$304,223	\$256,900
Martin	\$280,658	\$237,000
Miami-Dade	\$331,579	\$280,000
Monroe	\$343,799	\$312,895
Nassau	\$247,500	\$209,000
Orange	\$211,500	\$178,600
Osceola	\$211,500	\$178,600
Palm Beach	\$331,579	\$280,000
Sarasota	\$304,223	\$256,900
Seminole	\$211,500	\$178,600
St. Johns	\$247,500	\$209,000
St. Lucie	\$280,658	\$237,000
All Other Counties	\$204,432	\$172,632

(Effective 04/25/05)

IS DOWN PAYMENT ASSISTANCE AVAILABLE?

Yes, Florida Housing offers three down payment and closing cost assistance programs in the form of second mortgage loans and one in the form of up front cash assistance to help eligible homebuyers cover their down payment and closing costs.

- Homeownership Assistance Program Down Payment Loans (HAP D/P) used in conjunction with Florida Housing's first mortgage, are zero-percent, non-amortizing second mortgage loans, up to \$10,000 in assistance, limited to families earning 80% AMI or less.
- HOME Investment Partnership Loans (HOME) used in conjunction with Florida Housing's first mortgage, are zero-percent, non-amortizing second mortgage loans, up to \$14,999 in assistance (\$25,000 in high cost counties and for persons with disabilities), limited to families earning 80% AMI or less.
- Homeownership Assistance for Moderate Income (HAMI) Down Payment Loan used in conjunction with Florida Housing's first mortgage is a second mortgage of up to \$5,000 amortized at an interest rate of five percent (5%) for 10 years.
- Three-percent (3%) Cash Assistance allows the borrower to use three-percent of the mortgage amount for down payment and closing costs assistance.

HOW CAN DOWN PAYMENT ASSISTANCE MAKE A DIFFERENCE?

A SAMPLE MORTGAGE...

WITHOUT down payment assistance through Florida Housing's First Time Homebuyer Program:

LOAN AMOUNT	INTEREST RATE	PAYMENT
\$100,000	5.68%	\$579.13 (P&I)

WITH HAP D/P assistance through Florida Housing's First Time Homebuyer Program:

1st Mortgage

LOAN AMOUNT	INTEREST RATE	PAYMENT
\$90,000	5.68%	\$521.22 (P&I)

2nd Mortgage HAP D/P Loan

\$10,000	0%	\$0
----------	----	-----

Blended TOTAL MORTGAGE

\$100,000	*4.94%	\$521.22 (P&I)
-----------	--------	----------------

*effectively (P&I) = principal and interest

we make housing affordable
www.floridahousing.org