

# Housing Finance Authority of Clay County

## Home Sweet Home Program

### ELIGIBLE AREA – Clay County

#### ELIGIBILITY CRITERIA\*

- Buyers and their spouses (occupant and non-occupant) must be first-time buyers and must be able to permanently reside in the US.
- Buyers must live in the property they purchase as their principal residence.
- All applicants must be considered irrespective of age, race, color, religion, national origin, sex, marital status, military status or physical handicap.
- Buyers must occupy the property purchased within 60 days of closing.
- Buyers must live in the property as their principal residence and the property may never be rented.

\* See loan officer for additional information

**DOWN PAYMENT ASSISTANCE** – 30 Year Deferred, 0.00% interest second mortgage, up to \$10,000 for down payment and closing cost assistance. The second mortgage is **NEVER FORGIVEN** and must be repaid when the first mortgage is refinanced, sold, short-sale, foreclosure or if the borrower ceases to live in the property.

**INCOME LIMIT CRITERIA** – Household income is considered for ALL Borrower(s), spouses and anyone 18 years or older.

1 person household \$69,176

2 or more person household \$75,960

**PURCHASE PRICE LIMIT** \$298,192

**HOMEBUYER EDUCATION** – First-Time Homebuyers must complete a Program-approved pre-purchase homebuyer education course. Please speak with a participating lender for details.

**ELIGIBLE PROPERTY** – New or existing, one to four units, detached or attached, condos, townhomes.

**CREDIT SCORE** - FICO mid score must be 640 or higher.

**DTI** – The maximum debt-to-income (DTI) ratio is 45%.

**CO-SIGNERS** – Cosigners are permitted for FHA loans as per FHA Guidelines. Cannot take any ownership interest in the property.

#### WHAT'S THE NEXT STEP?

If you think you qualify for the program based upon the criteria above, contact a participating loan officer to get pre-approved for a mortgage.

## Affordable Income Subsidy (AIS) Grant Assistance

Additional down payment assistance is available for borrowers who qualify for the Home Sweet Home Program, with lower income limits. The borrower must utilize the Freddie Mac conventional loan offered in the Home Sweet Home Program to be eligible for the additional assistance.

Clay County borrowers at or below \$51,520 may receive an additional \$1,500 grant for down payment and closing cost assistance.

Clay County borrowers at or below \$32,200, may receive an additional \$2,500 grant for down payment and closing cost assistance.

The AIS Grant assistance is never repaid.

If you determine you qualify for additional assistance, please contact a participating lender found within this flyer.

**Housing Finance Authority of Clay County Home Sweet Home Program**  
**Active Participating Loan Officers 02-2018**  
**(SP) Denotes Spanish Speaking**

<b>Company</b>	<b>Name</b>	<b>Phone Number</b>
Academy Mortgage Corporation	Lisa Daniels NMLS: ID 453340	904-219-1417
Academy Mortgage Corporation	Mary Keene NMLS: ID 396398	904-559-4764
Academy Mortgage Corporation	Chris Zalupski NMLS: ID 918310	904-505-0130
Bank of England	Daniel Halvorsen NMLS: ID 788842	904-707-3669
Fairway Independent Mortgage Corporation	Kimberly Cole NMLS: ID 177738	904-505-3886
Fairway Independent Mortgage Corporation	Kelly Cogdill NMLS: ID 177737	904-512-0364
HomeBridge Financial Services, Inc.	Kyle Cutchen NMLS: ID 338354	941-782-2080
HomeBridge Financial Services, Inc.	Peter Minarich NMLS: ID 205428	941-782-2077
loanDepot.com LLC	Keila Santos NMLS: ID 442267	813-523-4900
loanDepot.com LLC	Laurie Aleman NMLS: ID 388014	813-523-4917
Network Funding, L.P.	Billi West NMLS: ID 306348	904-269-5992
Open Mortgage, LLC	Soledad Nicoletti (SP) NMLS: ID 221996	813-404-6934
PrimeLending, A Plains Capital Company	Donny Griffin NMLS: ID 184121	904-394-1415
PrimeLending, A Plains Capital Company	Maria Soto (SP) NMLS: ID 1589838	904-394-1452
SWBC Mortgage Corporation	Rick Holmes NMLS: ID 267426	904-545-2193

