

Own a Home Opportunity Program

Own a Home Opportunity **Grant** Program

Own a Home Opportunity Program

Charlotte, Collier, DeSoto, Lee, Palm Beach, Sarasota Counties

Program Qualifications

Borrower/s must be first-time buyers.

Borrower must purchase home in Charlotte, Collier, Desoto, Lee, Palm Beach or Sarasota Counties

FICO mid score must be 640 or higher

Down Payment Assistance

30 year Fixed Rate First Mortgage

\$7,500 in Down Payment and Closing Cost (Palm Beach County borrowers will receive \$10,000)

Assistance is in the form of a 0% Interest, 30-year deferred, second mortgage that is never forgiven.

Income Limits- All household Sizes

County	FHA,USDA-RD and VA	Freddie Mac
Charlotte	\$128,250	\$61,840
Collier	\$151,050	\$80,560
DeSoto	\$128,250	\$52,640
Lee	\$128,850	\$68,720
Palm Beach	\$147,450	\$67,600
Sarasota	\$148,050	\$78,960

Purchase Price Limits

County	Purchase Price Limit
Charlotte	\$481,176
Collier	\$685,786
DeSoto	\$481,176
Lee	\$481,176
Palm Beach	\$568,557
Sarasota	\$515,804

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Broward, Charlotte, Collier, DeSoto, Lee, Palm Beach, Sarasota, St. Johns, and Volusia Counties

Program Qualifications

Borrower/s do NOT need to be first-time buyers.

Borrower must purchase home in Broward, Charlotte, Collier, Desoto, Lee, Palm Beach, Sarasota, St. Johns or Volusia Counties.

FICO mid score must be 640 or higher

Down Payment Assistance

30 year Fixed Rate First Mortgage

3% 4% and 5% in Down Payment and Closing Cost Assistance in form of a non-repayable Grant.

Income Limits

County	Freddie Mac HFA Advantage At or below 80% AMI	FHA,VA,USDA-RD and Freddie Mac HFA Advantage over 80% AMI
Broward	\$67,600	\$132,750
Charlotte	\$61,840	\$128,250
Collier	\$80,560	\$151,050
DeSoto	\$52,640	\$128,250
Lee	\$68,720	\$128,850
Palm Beach	\$67,600	\$147,450
Sarasota	\$78,960	\$148,050
St. Johns	\$74,480	\$139,950
Volusia	\$63,520	\$128,250

Purchase Price Limits

County	Purchase Price Limit
Broward	\$568,557
Charlotte	\$481,176
Collier	\$685,786
DeSoto	\$481,176
Lee	\$481,176
Palm Beach	\$568,557
Sarasota	\$515,804
St. Johns	\$536,906
Volusia	\$481,176

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Mortgage Credit Certificate Program (MCC)

Please speak with your tax advisor or tax preparer to determine your estimated tax liability and the value of the MCC.

ELIGIBLE AREA - Charlotte, Collier, DeSoto, Lee, Palm Beach, Sarasota, St. Johns and Volusia Counties.

FIRST-TIME BUYERS - Don't buy that house until you determine if you qualify for a Mortgage Credit Certificate (MCC) offered by the Housing Finance Authority of Lee County!

The MCC could save you **THOUSANDS** of dollars by reducing the amount of federal income tax you owe. The MCC is not down payment assistance but rather a dollar-for-dollar reduction in your federal tax liability.

SO HOW DOES AN MCC WORK?

A Mortgage Credit Certificate (MCC) is used in conjunction with a first mortgage loan. The MCC allows a homeowner to take a percentage of their annual mortgage interest as a tax credit while continuing to use the balance of the interest as a deduction. The HFA of Lee County tax credit rate is 25%. A borrower could gain a tax credit up to \$2,000 every year or the life of the first mortgage loan (as long as the property remains the homeowner's principal residence). The MCC benefit may be received in one of two ways. 1) Annually when a homeowner files their federal income tax returns. Or 2) A portion may be claimed with each paycheck by filing a revised W-4 form with the employer adjusting federal income tax withholding. Another added bonus, this MCC Program may be used in conjunction with the HFA of Lee County First-Time Buyer Program that offers down payment and closing cost assistance.

FEDERAL INCOME TAX LIABILITY

In order for a borrower to benefit from the Mortgage Credit Certificate they must have Federal Income tax liability. Just because you received a tax refund does not mean you don't have tax liability. To determine your tax liability look at your IRS 1040 line 37. The number indicated on that line is your tax liability. A large number means you are a great fit for the MCC program. Even a small number means you will benefit from the MCC. However, zero indicates you would not be a good fit for the MCC because you have no tax liability.

HOW DO I APPLY FOR THE MCC?

A participating lender can determine if you are a first-time buyer and if your household income will qualify for the Program.

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.

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Actively Participating Loan Officers 02/24

Company	Name	Phone Number	Email
Bell Bank Mortgage	Pete Alvarez NMLS ID: 629868	623-302-6260	palvarez@bell.bank
Castle & Cooke Mortgage, LLC	Guadalupe Valencia NMLS ID:1753918	602-366-0292	gvalencia@castlecookemortgage.com
CrossCountry Mortgage, LLC.	Abraham Araiza NMLS ID:1300818	602-334-7871	Abraham.Araiza@ccm.com
CrossCountry Mortgage, LLC.	Brenna Figueroa NMLS ID: 1254116	602-327-6097	brenna.figueroa@ccm.com
CrossCountry Mortgage, LLC.	Jason Smith NMLS ID: 210839	480-227-6231	jason.smith2@ccm.com
CrossCountry Mortgage, LLC.	Kristin Sica NMLS ID:2002456	520-404-0076	kristin.sica@ccm.com
CrossCountry Mortgage, LLC.	Marcos Moreno NMLS ID:280187	480-896-2452	marcos.moreno@ccm.com
CrossCountry Mortgage, LLC.	Richard Sica NMLS ID: 2024504	480-282-7351	richard.sica@ccm.com
DAS Acquisition Company, LLC	Ricardo Bojorquez NMLS ID: 1519496	(602) 579-7295	rbojorquez@usamortgage.com
Fairway Independent Mortgage Corporation	Angel Vasquez NMLS ID:1596861	(254) 239-8564	angel.vasquez@fairwaymc.com
Fairway Independent Mortgage Corporation	Stefan Catalan NMLS ID:1414410	520-310-5911	stefan.catalan@fairwaymc.com
FBC Mortgage, LLC	Christopher Hartman NMLS ID: 324366	407-377-0292	chartman@fbchomeloans.com
Highlands Residential Mortgage, Ltd.	Tina Olive NMLS ID: 233994	239-848-5626	tolive@highlandsmortgage.com
Homeowners Financial Group USA, LLC	Ivette Bierly NMLS ID: 202971	623-203-1986	ibierly@premiermtg.com
Homeowners Financial Group USA, LLC	Rachelle Coffey NMLS ID: 203664	480-305-8581	Rachelle@homeownersfg.com
loanDepot.com, LLC	Damarys Prieto NMLS ID: 862894	786-223-1781	dprieto@loandepot.com

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NOVA Financial & Investment Corp.	David Engquist NMLS ID: 857333	623-792-6823	David.Engquist@novahomeloans.com
NOVA Financial & Investment Corp.	Eddie Tovar NMLS ID:1482190	520-745-0050	eddie.tovar@novahomeloans.com
NOVA Financial & Investment Corp.	Jeanne Brown NMLS ID:1427985	602-385-6634	jeanne.brown@novahomeloans.com
PrimeLending, a Plains Capital Company	Amber Ruiz NMLS ID: 630442	602-695-1658	amber.ruiz@primelending.com
PrimeLending, a Plains Capital Company	Jorge Casanova NMLS ID: 1613822	602-751-0615	Jorge.casanova@primelending.com
PrimeLending, a Plains Capital Company	Rene Herrera NMLS ID:216890	602-799-0430	rene.herrera@primelending.com
SecurityNational Mortgage Company	Jared Ramos NMLS ID: 612254	623-800-1379	jared@snmc.com
SecurityNational Mortgage Company	Maria Estela Moreno NMLS ID:630321	623-640-8314	Maria.Moreno@snmc.com
SecurityNational Mortgage Company	Martha Lorena Rodriguez NMLS ID: 989918	623-326-7518	martha.rodriguez@snmc.com
SecurityNational Mortgage Company	Michelle Hernandez NMLS ID: 1088477	602-751-6518	michelle.hernandez@@snmc.com
SecurityNational Mortgage Company	Miguel Godoy Diaz NMLS ID: 834615	602-423-1956	miguel.diaz@snmc.com
VIP Mortgage	Ryan Halldorson NMLS ID: 216632	602-793-7204	ryanh@vipmtginc.com
Waterstone Mortgage	Nathan Jensen NMLS ID: 332253	480-635-3072	njensen@waterstonemortgage.com