

Orange County Housing Finance Authority

Central Florida Homebuyer's Dream Program

ELIGIBLE AREA - Lake, Orange, Osceola, and Seminole counties.

ELIGIBILITY CRITERIA*

Buyers and their spouses (occupant and non-occupant) must be first-time homebuyers and must be able to permanently reside in the United States.

Eligible loan products include, FHA, USDA-RD and VA.

Buyers must occupy in the property they purchased within 60 days of closing.

Buyers must occupy the property as their principal residence and the property may never be rented.

*see loan officer for additional information

Buyers must be able to qualify for a mortgage loan.

There are income and purchase price limits in the program.

Homebuyer Education is required.

DOWN PAYMENT ASSISTANCE - Assistance is in the form of a 0% Interest (this means you don't pay any interest), 30-year deferred (this means you don't make any payments) second mortgage (this means there is a second lien on your home) up to \$10,000. The Assistance may be used for down payment and closing cost assistance and is never forgiven. The assistance must be repaid when the first mortgage is refinanced, sold, short-sale, foreclosure, if the borrower ceases to live in the property or at the end of 30-years.

INCOME LIMIT CRITERIA -

FHA, USDA-RD and VA loans ONLY:

- 1-2 person household \$87,800
- 3+ person household \$ 100,970

The program requires income from the buyer, spouse and everyone 18 years of age be included to determine program eligibility.

PURCHASE PRICE LIMIT: \$481,176

HOMEBUYER EDUCATION - All buyers must complete a program-approved, in-person or online, 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, and townhomes.

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

Whats 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.

Orange County Housing Finance Authority

Central Florida Housing Opportunities Program

ELIGIBLE AREA - Lake, Orange, Osceola, and Seminole counties.

ELIGIBILITY CRITERIA*

Buyers are not required to be first-time buyers. But they must be able to permanently reside in the United States.

Eligible loan products include Freddie Mac HFA Advantage conventional loan.

Buyers must occupy in the property they purchased within 60 days of closing.

Buyers must occupy the property as their principal residence and the property may never be rented.

*see loan officer for additional information

DOWN PAYMENT ASSISTANCE - Assistance is in the form of a 0% Interest (this means you don't pay any interest), 30-year deferred (this means you don't make any payments) second mortgage (this means there is a second lien on your home) up to \$7,500. The Assistance may be used for down payment and closing cost assistance and is never forgiven. The assistance must be repaid when the first mortgage is refinanced, sold, short-sale, foreclosure, if the borrower ceases to live in the property or at the end of 30-years.

INCOME LIMIT CRITERIA - The program requires the buyer income from the residential loan application be included to determine program eligibility. All household size, and all eligible counties: \$68,560

PURCHASE PRICE LIMIT: \$427,198

HOMEBUYER EDUCATION - All buyers must complete a program-approved, in-person or online, 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, and townhomes.

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

Whats 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.



**EQUAL HOUSING
OPPORTUNITY**



Actively Participating Loan Officers 03/24

Company	Name	Phone Number	Email
Novus Home Mortgage, Division of Ixonia Bank	Joseph Onofre NMLS ID: 1473557	407-815-3441	jonofre@novushomemortgage.com
Open Mortgage, LLC	Soledad Nicoletti NMLS ID:221996	813-404-6934	snicoletti@openmtg.com
Paramount Residential Mortgage Group, Inc	Jeryl Beers NMLS ID: 378174	951-278-0000	jbeers@prmg.net
The Mortgage Firm Inc	Divyesh Dabhi NMLS ID: 2040933	407-923-7410	Divyesh.dabhi@tmf.mortgage
Waterstone Mortgage Corporation	Benjamin Haughee NMLS ID:487594	407-488-4113	bhaughee@waterstonemortgage.com
Waterstone Mortgage Corporation	Casey McElroy NMLS ID: 1826428	407-645-6334	Cmcelroy@waterstonemortgage.com
Waterstone Mortgage Corporation	Eric Putt NMLS ID: 461714	262-691-9300	eputt@waterstonemortgage.com