



Escambia County
Housing Finance Authority
servicing 1st time homebuyers since 1982!

**DOWN PAYMENT AND
 CLOSING COST ASSISTANCE
 AVAILABLE**



Program Highlights:

- ◆ **FHA-insured, VA-guaranteed or USDA-RD 30-Year Fixed Rate Mortgages (ECHFA Mortgage). For current rates, see www.escambiahfa.com**
- ◆ **Classic DPA Option offers up to \$10,000**
- ◆ **Discount/Origination Fee any combination not to exceed 1% of the principal loan amount**
- ◆ **Continuous Funding**
- ◆ **NO Doc Stamp Fee**
- ◆ **Mortgage Credit Certificate eligible**

What Home Qualifies?

The single family home may be attached or detached, a condominium, townhome or PUD. Home must be located within **Alachua**, Bay, **Bradford**, Escambia, Franklin, Gadsden, Gulf, Hernando, Indian River, Jackson, Jefferson, Leon, Madison, **Marion**, Martin, Okaloosa, Santa Rosa, St. Lucie, Taylor, Wakulla or Walton Counties. The maximum purchase price of a new or existing home in Alachua, Bradford & Marion Counties is **\$566,354 or \$692,211** if purchasing in Alachua or Marion Counties targeted area (varies per County, see map on website).

Who Qualifies?

- ◆ Borrowers must be first-time homebuyers. A first-time homebuyer is someone who has not had an ownership interest in a principal residence during the past three years. Some exceptions apply. (see our website)
- ◆ Borrowers must meet normal mortgage requirements to demonstrate credit worthiness. Borrowers must have a minimum FICO score of 640 for FHA, USDA-RD and VA Loans to participate.
- ◆ Borrowers must occupy the purchased home as their principal residence.
- ◆ Qualified Veterans and homebuyers purchasing in a designated targeted area do not need to be first time homebuyers.
- ◆ Maximum Household income range from the following limits (varies per County, see map on website)

Maximum Income Limits
(varies per County, see website)

ALACHUA, BRADFORD & MARION COUNTIES

Non-Targeted Areas:

Family of 1-2: \$98,700—\$101,514
 Family of 3 +: \$113,540—\$117,600

Targeted Areas (Alachua & Marion Counties):

Family of 1-2: \$120,960—\$121,817
 Family of 3 +: \$141,120—\$142,120

Down Payment & Closing Cost Assistance

- ◆ **Classic DPA Option:** The Authority will provide a 0% non-amortizing 30-Year Deferred Second Mortgage up to **\$10,000***, which is not forgivable. and becomes due when the first mortgage is satisfied or upon sale, transfer, rental or disposition of property.
- ◆ **Maximum income and purchase price limits are the same as the limits for First Mortgage Loans.**
- ◆ **The down payment assistance proceeds may be used for any eligible use associated with the Mortgage Loan closing process, including but not limited to, closing costs, Lender fees, Servicer fees, pre-pays, mortgage insurance premiums, discounts and the reimbursements of earnest money and pre-close fees, such as credit report and appraisal fees. There is no cash back to the borrower.**

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Questions?

If you have questions please contact the Escambia County Housing Finance Authority at **(800) 388-1970** or **(850) 432-7077** or visit **www.escambiahfa.com**

*Participating Lenders will provide specific APR information as required by law. Mortgage Rate/APR and DPA Amount may be reset periodically based on market conditions. The Issuer reserves the right to modify terms of the Program at any time.



Ready to Buy Your First Home?

Ask about our **NEW** Down Payment Assistance Options!



Escambia County Housing Finance Authority



**For Eligible
First Time
Homebuyers!**

**Down Payment
and Closing Cost
Assistance***

**Not Owned a Home in the Last 3 Years?
You May Qualify!**

800-388-1970 • 850-432-7077

We are a governmental agency under FL Statutes §159.
We are not a mortgage company.

www.escambiahfa.com



Participating lenders will provide specific APR information as requested by the borrower. *Down payment assistance is subject to change based on market conditions.



PARTICIPATING LENDERS

Advisors Mortgage Group LLC	James McGlynn	(352) 339-3839	Mortgage Financial Group*	Gregory Godin	(352) 512-1517
Bayshore Mortgage Funding, LLC*	Rod Swan	(301) 788-9395	New American Funding	Aspen Kishel	(303) 520-3803
Capital City Home Loans	Joshua Perrera	(443) 678-3759	NewRez, LLC	Paula Ruettinger	(813) 724-4751
	Laura Wells	(850) 427-8975	The Mortgage Firm	Sam Salvaggio	(855) 368-6909
	Monica Nash	(850) 427-8981		William Mantooth	(727) 616-4658
Centennial Bank	Nicholas Furbee	(407) 900-2636	University Bank	Lauren Thurman	(850) 445-7555
Fairway Independent Mortgage	Bo Durkac	(813) 610-3074		Michael Avery	(850) 296-1699
	Collen Rodriguez	(727) 644-5111		Scott Pilkington	(850) 294-4444
FBC Mortgage, LLC	Barbara Dini	(407) 687-7617	Waterstone Mortgage	Tim McDermott	(689) 219-0622
	Kristen Ridgedell	(337) 230-4951			
loanDepot.com, LLC	Jannine Bielesch	(480) 327-4605			
	Joseph Muslimani	(947) 214-2577			
Luminate	Brandon Crysler	(352) 553-9451			

*Mortgage Credit Certificate Lender