

PARTICIPATING LENDERS

ONLY OCHFA APPROVED local lenders and loan officers are eligible to qualify consumers for OCHFA's mortgage products. The following is a list of our current approved lenders:

- DHI Mortgage
- Embrace Home Loans
- Fairway Independent Mtg Corp.
- FBC Mortgage
- Hamilton Group Funding
- Universal American Mortgage

To contact an approved lender call

407-894-0014

or email fdutes@ochfa.com

OCHFA does not lend money directly to consumers. The Authority uses approved, private lenders to qualify consumers and make all mortgage loans. The Authority pools its closed loans, and they are securitized as GNMA Certificates and are sold to investors or OCHFA. The fees consumers pay may be different depending upon the lender.



ORANGE COUNTY HOUSING FINANCE AUTHORITY
2211 E. Hillcrest St., Orlando, FL 32803



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First-Time Homebuyer Program

HOME LOAN PRODUCTS

AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS

30-year Fixed Rate Mortgage

FHA / VA / RD

✓ **4.00% Zero-Points**

Down-Payment Assistance

AVAILABLE UP-TO

✓ **\$ 7,500 D.P.A.**



Opening doors to affordable homeownership

407-894-0014 | www.ochfa.com



Orange County Housing Finance Authority has over 30+ years of experience in assisting first-time homebuyers, financing 30-year mortgages, at competitive rates. We've helped more than 19,000, Central Florida, first-time homebuyers save THOUSANDS of \$\$\$ on closing cost, as compared to other Mortgage Loan products.



WHO IS ELIGIBLE

- A First-Time Homebuyer who has not owned a home (individually or jointly) within the past 3-years.
- If a consumer is not considered a First-Time Homebuyer, they may be eligible to purchase a home (under this program), within a designated "Targeted Area."
- All homebuyers must occupy the home as their primary residence.

CREDIT SCORE

Consumer must have a FICO mid-credit score greater than **640**.

PURCHASE PRICE LIMITS

Home contract price cannot exceed limits:

NON-TARGETED AREAS	TARGETED AREAS
\$ 259,156	\$ 316,747

INCOME LIMITS

Consumers combined household income does not exceed limits of:

NON TARGETED	MAX. INCOME
1-2 Person(s)	\$ 59,315
3 or More Persons	\$ 68,212

TARGETED AREA	MAX. INCOME
1-2 Person(s)	\$ 70,200
3 or More Persons	\$ 81,900

QUALIFYING HOMES

- New or existing, residential homes located in Orange, Lake, Osceola or Seminole Counties are eligible.
- Single-Family, Town-Home, Condominium, or Duplex homes are eligible
- **INELIGIBLE HOMES:** Mobile and Manufactured homes.

FINANCING PRODUCTS

ZERO-POINT MORTGAGE

- 4.00%** Interest Rate Mortgage
- 30-year, fixed interest rate
- 100% financing is available
- 1% Origination Fees
- NO Discount Points
- NO Intangible Tax
- NO Doc Stamp Fee
- FHA/VA/Rural Development

DOWN-PAYMENT ASSISTANCE

- Up-to **\$7,500** DPA for qualified applicants.
- DPA repayment deferred for 30-yrs. (this assistance is a zero interest (0%), deferred loan; that is payable at the end of the 30-year mortgage, refinance, rental or sale of the home.
- Contact **Frantz Dutes** for additional information at **407-894-0014**.

HOMEBUYER EDUCATION COURSE

Consumer must complete an approved homebuyer education course. Courses are offered online or in a classroom setting.

Visit our website - www.ochfa.com - for a list of approved courses.