

**Loan Tips for First-time Buyers
offered by
The California Housing Finance Agency**

www.calhfa.ca.gov

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Introduction to CalHFA

The California Housing Finance Agency's mission is to finance below market rate loans to create safe, decent and affordable rental housing and to assist first-time home buyers in achieving the dream of homeownership.

- Created by state legislature in 1975
 - CalHFA is not a direct lender
 - Purchase CalHFA first-time home buyer loans from lenders as an investor
 - Loans are facilitated through CalHFA's network of approved lenders and affordable housing partners
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Who is eligible for CalHFA Programs?

- First-time home buyers (not owned a home in the past 3 years) or qualified veterans
 - Low and moderate income families
 - Purchase a one-unit property
 - Occupy property as a **primary residence**
 - Must be a U.S. citizen or qualified alien
 - Home buyer education and counseling is required for each borrower
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Timing is everything.....

Experts agree. It's a great time to buy your first home in California.

Sales prices are down. Interest rates have dropped.

Available CalHFA Homeownership Programs

- Cal30 Conventional Loan Program
 - California Homebuyer's Downpayment Assistance Program (CHDAP)
 - Affordable Housing Partnership Program (AHPP)
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Cal30 Conventional Home Loan Product

- A conventional 30-year fixed rate amortized first mortgage
 - Low fees with affordable low interest rates
 - No minimum borrower contribution
 - Opportunity to combine with CalHFA's closing cost and down payment assistance programs
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Cal30 Conventional Loan Program INCOME LIMITS Sample of Counties

Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4 or more</u>
Alameda	\$75,000	\$85,700	\$96,450	\$107,150
Los Angeles	\$52,150	\$59,600	\$67,050	\$74,500
Riverside	\$54,200	\$61,900	\$69,650	\$77,400
San Bernardino	\$54,200	\$61,900	\$69,650	\$77,400
Tuolumne	\$48,950	\$55,950	\$62,950	\$69,950
Ventura	\$72,300	\$82,650	\$92,950	\$103,300

(Check web site for complete list of income limits)

www.calhfa.ca.gov/homeownership/limits/income/income-cal30.pdf

Available Downpayment Assistance

California Homebuyer's Downpayment Assistance Program (CHDAP)

- *Downpayment or closing costs assistance*
- *3% of sales price or appraised value (lesser)*
- *Must be a first-time home buyer*
 - *No exceptions allowed*
- *Provide 3% of borrower's own funds*
- *3.25% simple interest deferred*
 - *Note is due when first mortgage is paid off*
- *\$47 million still available!*

Bringing Partners Together!

Affordable Housing Partnership Program (AHPP)

- CalHFA provides a list of approved downpayment assistance available from:
 - Localities and housing authorities
 - Member banks of federal home loan bank of SF (WISH and IDEA)
 - Nonprofit organizations

 - Some approved programs in your area are:
 - City of Los Angeles, City of Long Beach, County of Los Angeles, and County of Riverside
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Cal30SM

Possibilities

Scenario	
Sales Price	\$235,000
Loan Amount	\$127,950
2nd AHPP - Downpayment	\$20,000
3rd AHPP - Downpayment	\$80,000
CHDAP	\$0
Rate	5.25%
LTV	54.47%
CLTV	97%

What to do next?

1. Hire a knowledgeable loan officer to learn more about home loan programs
CalHFA phone number: (877) 922-5432
 2. Pull together three years of tax returns
 3. Pre-Qualify for a home loan with a lender/broker
 4. Be sure that loan officer checks with city/county for available local downpayment assistance
 5. Hire a knowledgeable, experienced REALTOR[®] to find a home within approved loan range
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Helping Homeownership Dreams Come True

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