

# DOWN PAYMENT ASSISTANCE

You don't need a large down payment to qualify for homeownership!

Our exclusive down payment assistance program combines a USDA or FHA-insured 30-year fixed rate first mortgage with either a second loan that is fully forgivable after 5 years OR a 10-year repayable second loan. Funds can be used towards a down payment, closing costs, and/or temporary interest rate buydowns.



## NO INCOME LIMITS

### FORGIVABLE

- › 3.5% Down Payment Assistance
- › Forgivable 5-year second loan with **0% interest** and **NO monthly payments**
- › 1st Mortgage: 30-year fixed FHA or USDA
- › 2-1 Rate Buydown Available
- › Minimum credit score: 620
- › Gift Funds Allowed
- › Single-Family Home, Condos, PUDs, Manufactured Homes
- › DPA funds meet FHA's minimum required investment guidelines
- › **NO INCOME RESTRICTIONS**

### REPAYABLE

- › Up to 6% Down Payment Assistance
- › 10-year second loan with 30-year amortization
- › 1st Mortgage: 30-year fixed FHA
- › 2-1 Rate Buydown Available
- › Minimum credit score: 660
- › Gift Funds Allowed
- › Single-Family Home, Condos, PUDs, Manufactured Homes
- › DPA funds meet FHA's minimum required investment guidelines
- › **NO INCOME RESTRICTIONS**

**FOR MORE INFO ON OUR LOAN PROGRAMS CONTACT ME TODAY**



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Apply Online: [JeffHomeLoans.com](http://JeffHomeLoans.com)



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Serving the states of: MS, AR, AL, LA, GA, IL, MO, CA, KY, TN, FL, MD, CO, MI, TX



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