

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
- FBC Mortgage
- Hamilton Group Funding
- Home Community Mortgage
- 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 to make all mortgage loans. The Authority purchases closed loans that meet OCHFA requirements. The fees consumers pay may be different depending upon the lender.



ORANGE COUNTY HOUSING FINANCE AUTHORITY



ORANGE COUNTY
HOUSING FINANCE AUTHORITY
2211 E. HILLCREST ST.
ORLANDO, FL 32803

ORANGE COUNTY
HOUSING FINANCE AUTHORITY



First-Time Homebuyer Program

HOME LOAN PRODUCTS

AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS

30-year Fixed Rate Mortgage

FHA / VA / RD

✓ **3.75% 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 QUALIFIES

First-Time Homebuyer(s) consumers, may not have owned a home in the previous three years; either individually or jointly and plan to occupy the home as their primary residence.

EXEMPTION

Exempt from this requirements are **TARGETED** area Neighborhoods.

CREDIT SCORE

Consumer must meet the credit requirement of a FICO mid-credit score greater than **640**.

PURCHASE PRICE LIMITS

Home contract price **cannot exceed** limits:

NON-TARGETED AREAS

\$ 259,156

TARGETED AREAS

\$ 316,747

INCOME LIMITS

Consumers combined household income **does not exceed** limits of:

NON TARGETED

1-2 Person(s)

MAX. INCOME

\$ 59,315

3 or More Persons

\$ 68,212

TARGETED AREA

1-2 Person(s)

MAX. INCOME

\$ 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 are ineligible.

FINANCING PRODUCTS

ZERO-POINT MORTGAGE

- 3.75%** 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.
- 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.

For more information about OCHFA's Homebuyer Program, call **407-894-0014**; or visit www.ochfa.com