

# Low down payment options that may help put your buyers into homes

When aspiring owner-occupant homebuyers turn to you for answers, keep our Community Development Mortgage Program (CDMP) and Neighborhood Community Development Mortgage Program (NCDMP) in mind.

Compare	CDMP for purchase	NCDMP for purchase	FHA purchase loans
Prospective homebuyer	<ul style="list-style-type: none"> <li>• Is in a low-to-moderate income bracket</li> <li>• Is not required to be a first-time homebuyer</li> </ul>	<ul style="list-style-type: none"> <li>• Is buying a home in a low-to-moderate income census tract</li> <li>• Is not required to be a first-time homebuyer</li> </ul>	<ul style="list-style-type: none"> <li>• Is not required to be a first-time homebuyer</li> </ul>
Down payment	Minimum 2%	Minimum 5%	Minimum 3.5%
Mortgage insurance	None required	None required	Upfront and annual or monthly mortgage insurance premium
Income restrictions	80% or below HUD Area Median Income limits	None	None
Loan amounts	No maximum	\$417,000	• Limits vary by county
Gifts/contributions	<ul style="list-style-type: none"> <li>• Down payment and closing cost assistance allowed</li> <li>• Seller contributions up to 3%</li> </ul>	<ul style="list-style-type: none"> <li>• Down payment and closing cost assistance allowed</li> <li>• Seller contributions up to 3%</li> </ul>	<ul style="list-style-type: none"> <li>• Down payment and closing cost assistance allowed</li> <li>• Seller contributions up to 6%</li> </ul>
Reserves	None required	Two-month PITI reserve required	None required on 1-2 unit properties
Available products	Fixed-rate mortgages	Fixed-rate mortgages	Fixed-rate mortgages and Adjustable-rate mortgages (ARMs)
Non-U.S. citizen	<ul style="list-style-type: none"> <li>• Permanent resident alien</li> <li>• Non-permanent resident alien purchasing home as principal residence, plus additional requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Permanent resident alien</li> <li>• Non-permanent resident alien purchasing home as principal residence, plus additional requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Permanent resident alien</li> <li>• Non-permanent resident alien purchasing home as principal residence, plus additional requirements</li> </ul>

## Let's team up to educate homebuyers

I'm ready to work with you to help your buyers understand CDMP and NCDMP program details, so they can make informed home financing decisions — and you may be able to sell more homes.

## Call me today.



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