



**Orange County
Housing Trust**

Down Payment Assistance Loan—Institutional Lender Partner Program

Homebuyer Guide

HIGHLIGHTS

- ◆ Up to 25% of the purchase price not to exceed \$115,000 (whichever is less) for down payment assistance
- ◆ Fully-amortized 30-year fixed-rate second mortgage
- ◆ Low interest rate
- ◆ Funds available on a first-come first-serve basis with an acceptable purchase contract

QUALIFYING CRITERIA

- ◆ Borrowers must be first-time homebuyers
- ◆ Family must purchase in Orange County
- ◆ First mortgage cannot exceed Fannie Mae and Freddie Mac conforming loan limits
- ◆ Must qualify for a first mortgage with a participating and approved direct/institutional lender (Brokers are not eligible)
- ◆ Borrower must occupy property as primary residence
- ◆ Single-family detached homes, condominiums, and town homes are eligible
- ◆ Family must meet Orange County income limits (160% of Countywide Median):

FAMILY CONTRIBUTION

- ◆ Family must contribute 3% of purchase price toward purchase
- ◆ NHS OC will deliver complete loan package to approved institutional lender through retail channel. NHS OC will charge homebuyer a 1% origination fee based on first mortgage loan amount and a \$525 processing fee
- ◆ Complete first-time homebuyer education with NHS OC

INCOME GUIDELINES	
Family Size	Maximum Income
1	\$94,192
2	\$107,648
3	\$121,104
4	\$134,560
5	\$145,324
6	\$156,089
7	\$166,854
8	\$177,619

**Other restrictions apply. Please call 714-490-1250 for more information.
We offer the best variety of homeownership solutions for first-time homebuyers.
Terms may change without notice.**