

**IdaMortgage.com**

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## Program Updates

### YES! You Can...

**YES! You can use IHFA loan products for foreclosed properties and short sales!**

IHFA loans can be used in the purchase of IHFA's foreclosed properties:

- When IHFA is the seller (has foreclosed and is now the owner of the property), IHFA cannot lend the down payment assistance (DPA) with an FHA loan. IHFA can use our DPA second mortgage with conventional, VA, or RD loans

- When the borrower is the seller, as in a short sale, IHFA loans and down payment assistance can be used because IHFA does not own the property

- Because NSP funds are administered by IHFA, HUD does not allow IHFA to use the funds for IHFA owned foreclosed properties.

### Congratulations to the Top IdaMortgage Lenders for 3rd Quarter, 2011!

Each quarter IdaMortgage celebrates and recognizes the lending partner, and individual loan originator, who achieved the most IHFA loans in each region of the state. Below are the winners from each area for 3rd Quarter, 2011.



**North Idaho** - Mountain West Bank

Top Loan Originator: Sharon Greer, Mountain West Bank



**Lewis Clark Valley** - Potlatch No 1 FCU

Top Loan Originator: Brenda Imel, Potlatch No 1 FCU



**Southwest Idaho** - Guild Mortgage Company

Top Loan Originator: Terry Heffner, Guild Mortgage Company



**South Central Idaho** - Guild Mortgage Company

Top Loan Originator: Debbie Owen, Guild Mortgage Company



**Southeast Idaho** - Bank of Idaho

Top Loan Originator: Selena Wheatley, Bank of Idaho



**Eastern Idaho** - Bank of Idaho

Top Loan Originator:



Jeffrey England, Beehive Federal Credit Union