

**Quick Links**

[Upcoming IdaMortgage Trainings](#)

[Quick Reference Sheet](#)

[About IdaMortgage](#)

## New Lower Rates, New Loan Product, Extension and Expansion of Down Payment and Closing Cost Assistance Programs!

**New Lower Rates** for the **First Loan Program** on FHA, VA, RD, and Manufactured Homes products! The Conventional Loan Product is now available only on the Advantage Loan Program. See the chart below for an example then view our [Quick Reference Sheet](#) for information on current available rates.

**New Loan Product** - the **Interest Qualifier (IQ) Loan Program** is back and offers a lower mortgage rate for the first three years, as low as 4%, followed by a .75% higher fixed rate for 27 years. See the sample chart below then check out today's current rates on our [Quick Reference Sheet](#).

### Extension and Expansion of Down Payment and Closing Cost Assistance Programs:

**The Tax Credit 2nd Loan** program has been **extended** to qualified homebuyers who purchase a home by **April 30, 2010**, and **expanded** to include qualified non first-time homebuyers who have lived in their home at least five of the last eight years.

Up to \$40,000 in funds is available under The New **Neighborhood Stabilization Homeownership Assistance Funds Program (NSP)** for qualified borrowers in Caldwell and Twin Falls County for the purchase of foreclosed homes. And up to \$20,000 in funds is available to qualified first time homebuyers through the newly extended **HOME Down Payment Assistance Program**.

Be sure to check out all our Down Payment and Closing Cost Assistance programs [here](#).

Sample Quick Reference Sheet

First Loan Program				
First Loan Products	Discount Points	Optional Delivery		Product Specifics
FHA/VA Loan	0	4.85%		- Loans with credit scores below 620 are ineligible if the DTI exceeds 45%
	1	4.71%		
	2	4.57%		

RD Loan	0 1 2	4.85% 4.71% 4.57%		- Loans with credit scores below 620 are ineligible if the DTI exceeds 45%
Manufactured Homes	0 1 2	6.08% 5.93% 5.79%		- Loan types may be, FHA/VA, or RD loans - Purchases only - No refinance available
IQ (Stepped-Rate)	0 1 2	4.50% 4.36% 4.22%		- Lower mortgage rate for the first three years - .75% Higher rate applies from year four until the loan is repaid
<b>Advantage Loan Program</b>				
<b>Advantage Loan Products</b>	<b>Discount Points</b>	<b>Optional Delivery</b>	<b>Mandatory 30-Day Delivery</b>	<b>Product Specifics</b>
Conventional	0 1 2	4.910% 4.790% 4.670%	4.785% 4.665% 4.545%	See <a href="#">LLPA chart</a> to be included for the DU Refi Plus Program.
FHA/VA Loan	0 1 2	5.080% 4.940% 4.820%	4.955% 4.815% 4.695%	- Loans with credit scores below 620 are ineligible if the DTI exceeds 45%
RD Loan	0 1 2	5.050% 4.910% 4.790%	4.925% 4.785% 4.665%	- Loans with credit scores below 620 are ineligible if the DTI exceeds 45%

**If you have any questions regarding these updates or other program information, please contact our Homeownership Lending department at [resloan@ihfa.org](mailto:resloan@ihfa.org) or call 1-800-219-2285.**