



Up to \$40,000 available through Neighborhood Stabilization Homeownership Assistance Funds program!

Effective immediately a limited allocation of NSP dollars **up to \$40,000 is available** in HOME Down Payment Assistance funds. **These funds can be used to purchase foreclosed homes in Caldwell and Twin Falls County.** This offer is tied to a special loan program through our Homeownership Lending department.

Please see the chart below for a detailed explanation of all our Down Payment Assistance programs.

Programs	Key Features
Neighborhood Stabilization Homeownership Assistance Funds Program NEW!	<p>A limited allocation of NSP dollars is available for borrowers in Caldwell and Twin Falls County to purchase foreclosed homes. Up to \$40,000 is available based on the borrower's income level and need (120% or below area median income)</p> <p>Funds may be used for closing costs, interest write downs, and principal write downs</p> <p>Home must be a foreclosure (no short sales) and the bank must be willing to discount the property by 1% from the appraised value</p> <p>NSP homeownership assistance can provide up to 20% of the sales price in assistance, not to exceed \$40,000 and based on need. This will be in the form of a 0% deferred due on sale loan. Borrower must complete the Finally Home! Homebuyer Education course-classroom only</p> <p>For questions regarding this program, please contact Karen Frings at karenf@ihfa.org or call 208-331-4785.</p>
HOME Down Payment Assistance Program NEW!	<p>This is a deferred loan program available for first-time homebuyers with less than 80% of Area Median Income.</p> <p>Up to \$20,000 based on the borrower's income level and need</p> <p><i>Finally Home!</i> Homebuyer Education program completion prior to applying for the assistance</p> <p>NOTICE: Effective immediately, a limited allocation of HOME dollars is available and is tied to a special loan program through our Homeownership Lending department with a rate of 5.98%. Act now because this is a limited time offer.</p> <p>Click here to learn more</p> <p>Please direct all questions to resloan@ihfa.org or call 1-800-219-2285</p>
Tax Credit 2nd Loan NEW!	<p>This loan will be offered to qualified homebuyers in the amount not to exceed 5% of the sales price, or a combined loan-to-</p>

	<p>value limited to 100%. This is offered to:</p> <p>First-time homebuyers up to \$7,000</p> <p>Graduates of Finally Home!® Homebuyer Education</p> <p>Homebuyers who have a FICO score of no less than 640, and a total debt ratio of no more than 45%</p> <p>Homebuyers who purchase a home by April 30, 2010 and must be closed by June 30, 2010</p> <p>Non first-time homebuyers - Up to \$6,000 for qualified non first-time homebuyers that have lived in their home at least five years of the last eight years</p> <p>Click here to learn more</p> <p>Please direct all questions to resloan@ihfa.org or call 1-800-219-2285</p>
<p>Good Credit Rewards Loan</p>	<p>This loan offers a second mortgage for up to 3.5% of the first mortgage that can be used for down payment and closing costs. This is offered to:</p> <ul style="list-style-type: none"> - Homebuyers with less than 140% of area median income - Homebuyers with a credit score of 700-719 are required to attend Finally Home!® Homebuyer Education - Homebuyers with a credit score of 720+ are not required to attend Homebuyer Education <p>Click here to learn more</p> <p>Please direct all questions to resloan@ihfa.org or call 1-800-219-2285</p>