

# 2013 “Home Plus” Mortgage Loan Program



**Program Benefit:** The Arizona Housing Finance Authority (AzHFA), on behalf of the Arizona Department of Housing (ADOH), hereby announces a 2013 “Home Plus” Mortgage Loan Program which will provide a competitive 30-year fixed-rate mortgage with a down payment assistance (DPA) grant equal to 4.00% of the mortgage amount to qualifying low and moderate income homebuyer families throughout the State of Arizona, though excluding Maricopa County and Pima County.

**Program Mortgage Loan Rate:** The loan rate will be slightly above market rate (e.g., as of 2/4/13 anticipated to be **3.75%**). The loan rate will change periodically to stay competitive with the market.

**Program DPA/Lender Compensation:** Each homebuyer family will receive a non-repayable DPA grant for down payment and closing costs equal to 4.00% of the initial principal balance of the mortgage loan. “Net” DPA to the homebuyer is 3.00%, taking into account the 1.00% origination fee. DPA is funded by AzHFA at mortgage loan closing. Lender income is 2.50%, coming from the 1.00% origination fee at loan closing and 1.50% SRP (1.00% for VA loans) upon sale of the loan to the Servicer, U.S. Bank Home Mortgage.

**Program Size:** \$15 million, on a revolving basis. Initially, \$15 million of funds may be reserved, closed, or purchased by the Servicer at any one time. However, as soon as the resulting GNMA Certificates are pooled and delivered by the Servicer, such amounts will be added back into the available \$15 million.

**Program Period:** It is anticipated that the Program structure and documentation will be finalized and the roll-out the Program will be in mid-March, 2013. AzHFA anticipates an initial two-year program term, subject to extension by AzHFA thereafter, to allow for “continuous origination.”

**Eligible Mortgageors:** The normal tax-exempt bond or MCC program requirements - income and purchase price limit, first-time homebuyer requirement, and “Recapture Tax” provision will not apply, unless the borrower chooses to obtain an MCC. AzHFA has established the following requirements for eligible homebuyers:

- 1) **No First-time Homebuyer Requirement**
- 2) **Maximum “Credit Qualifying” Income:**           **See current Income Limits**
- 3) **Maximum Home Purchase Price:**                   **See current Purchase Price Limits**

Note: AzHFA also is offering an MCC program, with additional requirements and benefits, that may be used in conjunction with the Home Plus Program. Please see the separate MCC information sheet.

**Eligible Loans:** FHA, VA, or USDA-RD, all 30-year, fixed rate and poolable into GNMA Certificates. Minimum 640 FICO score, maximum 45 debt-to-income (DTI) ratio. Minimum 660 FICO score for manufactured housing— and must meet other FHA requirements. All homebuyers are required to complete homebuyer education, either through the MGIC online course or through another HUD-approved homebuyer education provider. Loans must be “underwriter certified” within 15 days of loan reservation, closed within 45 days, and purchased by the Servicer within 70 days. Refinance loans are not permitted.

**Eligible Loan Area:** Mortgage loans under the Program may be made to qualifying borrowers throughout the State of Arizona, excluding Maricopa County and Pima County.

**Participating Lenders:** Must be approved by AzHFA and the Servicer, sign a Participating Lender Agreement with the Servicer, sign a Mortgage Origination Agreement with AzHFA, and receive webinar training from the Administrator, eHousingPlus, and the Servicer.

**For More Information:** Please contact Carl Kinney, AzHFA Administrator, at [carl.kinney@azhousing.gov](mailto:carl.kinney@azhousing.gov), or 602-771-1091.

# HOME PLUS

## Income and Purchase Price Limits

Effective March 1, 2013

### HOUSEHOLD INCOME LIMITS

Location	1 or 2 Persons	3 or More Persons
Coconino County	\$62,900	\$72,335
Pinal County	\$66,400	\$76,360
All Other Counties	\$61,600	\$70,840

### PURCHASE PRICE LIMITS

County	Maximum Purchase Price
Apache County	\$256,329
Coconino County	\$410,126
Gila County	\$296,202
Mohave County	\$293,923
Navajo County	\$281,392
Pinal County	\$315,569
Yavapai County	\$355,443
All Other Counties	\$247,032

Note: Increased Income and Purchase Price limits may apply in targeted census tracts. See website for information.