



**Brief program overview offered. Please speak to your sales representative pertaining to details of these programs. We have many more programs (not mentioned) – see which one fits you best!**

**FHA Loan – Federal Housing Administrative HUD**

Only 3.5% down! No income restrictions! 560 credit score! Up to 60% back ratio (Compensating factor)! 6% allowable sellers contribution! Assumable loans! Attractive rates! Do not have to be first time (Primary resident)! Reverse Mortgage! Fast closing! FHA Purchase , FHA Streamline30K 203 Rehab [www.hud.gov](http://www.hud.gov)

**CRA CitiLift 2 The CityLIFT<sup>SM</sup> program (aka Project Unity)** as you know, will be available for FIRST-TIME homebuyers and potential-home buyers ready to re-enter the market in Brooklyn, the Bronx, Queens to receive down-payment and closing cost assistance. Eligible New York buyers will receive \$20,000.00 and eligible cannot exceed \$ 96,300.00 max income- Must be owner occupy.

**(MCU) Union member programs & AFSCME loans**

30 year fixed loan. Special lending programs, low closing cost. 20% down No PMI -Will pay up to 6 months if union is on strike. Low interest rates, no credit fees and more!

**SONYMA State of New York Mortgage Agency**

As little as 3% down (1% of own funds) 620 credit score. Down payment assistance 3% up to \$15,000.00. Programs are Achieving the Dream and Low Interest Program, both with income limits.

Sonyma VA 30 yrs & Sonyma [www.nyhomes.gov](http://www.nyhomes.gov)

**PORTFOLIO LOAN , Fannie Mae, Conventional , Freddie Mac**

10% Down program 680 -700 Fico Score or CDMP (Community Development Mortgage Program) 2% down payment, 620 Fico, One DTI 42% , Income limitation, NO MIP or PMI!

**First Home Club** Save \$188.00 monthly for 10 months and bank will match you 4 to 1 = \$ 8,000.00 + \$ 1,875.00 you saved = \$ 9,875.00 toward purchase of a home

**Home First Grant** Up to \$ 25,000 for First Time buyer toward down payment closing cost- Income restriction, In NYC tri State area only

**Gap & Hap Loan**

Up to \$15,000.00 @4% interest & HAP Program up to \$30,000.00

**FHA programs-** Federal Housing Administration (HUD Housing Urban Development) FHA purchase, FHA Streamline, FHA 203K Rehab program only 3.5% down

**Grants**

HPD Grant for first time homebuyers – 6% of purchase price –. Home Grant 2% of Purchase Price: Income limit restriction= UP to \$ 75,000 in grant program – numerous lottery & grant – while money available- first come basis (subject to different guidelines & restrictions)

**CRA (Community Reinvestment Act)** – LMI money \$5,000.00 depending on location and income

**NSP2 Program Grant (Neighborhood Stabilization Program (NSP)**

**Loan subsidies program-** bank must reinvest in community up to \$ 18,750.00 in grant subsidies Target Area, First time buyer, 1-4 & Condominium – Receive up to \$ 30,000 to loan PRINCIPLE

**NACA Program**

First time buyer, Counseling & savings program, low interest rate , No down payment, no closing fees, no fees, Volunteer (many restrictions/ not available in tri state)

**One on One Consultation**

Housing Partnership of New York & Qualify Non-profit with Housing Service assist with closing cost, credit counseling and first time home buyer classes.

**ARM LOANS – Adjustable Loan Available 3/1 – Rate as low as 2%, Nitch program, no income program,refinance, HELOC, Cash out refinance, 1031 Exchange, Stated income**