

## What is the next step?

Contact a participating lender listed on this brochure. The lender can help you determine the best loan for you and an affordable loan amount. Additional help is available from a variety of other professionals such as real estate attorneys or non profit housing groups; some offer homebuyer education. If you have questions please contact the Authority at 800-388-1970 or 850-432-7077 or a participating lender listed on the back of this brochure.

### PARTICIPATING LENDERS

#### ACCESS MORTGAGE

Susanne Stamm 850-275-8832

#### BAKER & LINDSEY

Susan Robbins 850-864-1011

Jim Baker 850-682-1314

#### BB & T

877-475-5840

#### COUNTRYWIDE HOME LOANS

Pamela Bousquet 850-301-0830

Jean Jackson 850-654-8892

#### JDC MORTGAGE

Tracey Callahan 850-433-4140

#### MORTGAGE ONE OF THE SOUTH

Ana Gaines 850-796-2113

Stacy Holland 850-217-7498

Abe Love 850-585-5683

Linda Kirkpatrick 850-598-3031

Mary Beth Yancey 850-585-1748

Ken Jarosz 850-598-3035

Amy Liggett 850-428-2473

### ...participating lenders continued

#### PEOPLES NATIONAL BANK

Vanessa Peters 850-678-3110

Leda Colburn (850) 269-6726

Elizabeth Warner (850) 269-6724

Susan Cornell (850) 651-5252

John Flournoy (850) 651-5252

Susan Pace (850) 729-8885

#### REGIONS

Debbie Burns (850) 654-3383

Michael Daopoulos (850) 833-8407

Holly Fort (850) 678-8934

Sheri Proctor-Williams (850) 523-4671

#### SHELTER MORTGAGE COMPANY

Kent Winkelseth 877-217-5868

#### SUNTRUST MORTGAGE

Beverly Majors 850-863-6425

Linda Radell 850-315-5703

Debra Gore 850-682-7150

Barbara Prather 850-231-2873

#### SYNOVUS MORTGAGE

Cathy Shea (850) 664-9580

Sandra Harbin (850) 664-9580

#### WACHOVIA

Shellie Isakson 800-239-9210

#### WELLS FARGO HOME MORTGAGE

Sheila Blackerby 850-682-3228

Judy Gray 850-682-3228

Felix Hardenbrook 850-522-6162

Pamela Rainwater 850-436-2790

#### WHITNEY NATIONAL BANK

850-269-3101



**5.19%\***  
**FIRST TIME  
HOMEBUYER  
PROGRAM**

**PROGRAM PROVIDED BY:**

**THE OKALOOSA COUNTY BOARD  
OF COUNTY COMMISSIONERS**



*Serving the Counties of: Alachua, Citrus, Escambia, Gadsden, Hernando, Holmes, Indian - River, Jackson, Jefferson, Leon, Marion, Martin, Okaloosa, Okeechobee, Santa Rosa, St Lucie, Taylor, Wakulla, Walton and Washington.*

\*Participating Lenders will provide specific APR information as required by law.

## The Program

Buying a home can be affordable. Thanks to a special partnership between the **Housing Finance Authority of Escambia County and the Okaloosa County Board of County Commissioners**, this program is designed to make purchasing a home more affordable for low and moderate income homebuyers by providing first-time homebuyers with below-market interest rate mortgage loans. Mortgage loans in this program are available on a first-come, first-serve basis.

## The Mortgage

The homebuyer may choose between a Conventional, FHA-insured, VA-guaranteed, or USDA-RD 30-year fixed rate mortgage.

<u>Interest Rate</u>	<u>Discount Point</u>	<u>Origination Fee</u>
5.19%	0.50%	1.00%

## What is a Targeted Area?

Targeted areas are neighborhoods that have historically been underserved in mortgage loan origination. In targeted areas, you do not need to be a first-time homebuyer, and there are higher income and purchase price limits. Please consult a participating lender.

## Who Qualifies?

- Borrowers must be first-time homebuyers who have not had a present ownership interest in their principal residence during the last three years. *\*Qualified Veterans who received an honorable discharge do not have to be first-time buyers. Please consult with a participating lender for details.*
- Borrowers must meet normal mortgage requirements which demonstrate credit worthiness.
- Borrowers must occupy the purchased home as their principal residence.
- Household income may not exceed the following limits within Okaloosa County:

	<u>Non-Target Areas</u>	<u>Target Areas</u>
Family of 1-2:	\$62,600	N/A
Family of 3 or more:	\$71,990	N/A

## Escambia County Housing Finance Authority

The Escambia County Housing Finance Authority was created in 1980 by the Escambia County Board of County Commissioners to help alleviate a shortage of affordable housing. The Authority is a special district in the State of Florida under Florida Statutes, Chapter 159, Part IV. You may visit our website online at: [www.escambiahfa.com](http://www.escambiahfa.com)

## What Homes Qualify?

The single family home may be attached or detached, a condo, certain manufactured homes or PUD. Homes must be located within one of the counties listed on the front of this brochure. The total purchase price of a home within Okaloosa County may not exceed the following limits:

### Non-Target Areas    Target Areas

New & Existing Homes	\$281,137	N/A
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## Assistance is Available

The Authority offers down payment assistance in all participating counties.

### **Amortizing Second Mortgage Program:**

This second mortgage provides down payment & closing cost assistance for up to \$7,000 at 0% amortized over 10 years. Income limits and purchase price limits are the maximum available under the Program.