

## PARTICIPATING LENDERS

### 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 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.

#### BB & T

Margie Fletcher 850-297-6006  
Abby Smith 850-297-2360  
Bud Markiewicz 850-297-2311  
Cathy Givens 850-297-6040  
Dan Harrison 850-297-2305  
Glenarva Ryan 850-297-2329  
Kristi Anderson 850-297-6063  
Sue Odham 850-297-6026

#### CAPITAL CITY BANK

Karen Hager 850-671-0542

#### REGIONS BANK

Sheri Proctor-Williams 850-523-4671

#### SUNTRUST MORTGAGE

Vickie Cummings 850-425-6716  
Leigh Graham 850-907-5118  
Betsy Woodward 850-878-2789  
Martha Jenkins 850-298-1550  
Garry Thomas 850-878-4691  
Pat Gaver 850-298-1589



**5.39%\***  
**FIRST TIME  
HOMEBUYER  
PROGRAM**

*PROGRAM PROVIDED BY:*

**THE JEFFERSON 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.

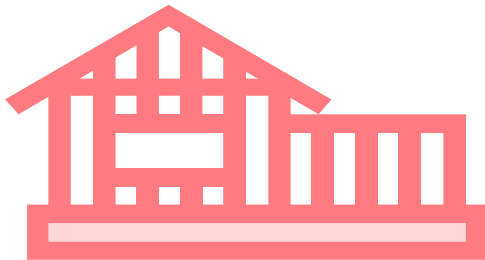
## The Program

Buying a home can be affordable. Thanks to a special partnership between the **Housing Finance Authority of Es-cambia County and the Jefferson 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>
<b>5.39%</b>	<b>0.50%</b>	<b>1.00%</b>



## 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 Jefferson County:

### Non-Target Areas    Target Areas

Family of 1-2:	\$58,500	N/A
Family of 3 or more:	\$67,275	N/A

## 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.

## 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 Jefferson County may not exceed the following limits:

### Non-Target Areas    Target Areas

New & Existing Homes	\$237,031	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.