

# 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)



## PARTICIPATING LENDERS

### ACCESS MORTGAGE

Susanne Stamm 850-275-8832

### BAKER & LINDSEY

Susan Robbins 850-864-1011

Jim Baker 850-682-1314

### COUNTRYWIDE HOME LOANS

Jean Jackson 850-654-8892

### JDC MORTGAGE

Tracey Callahan 850-433-4140

### PEOPLES NATIONAL BANK

Vanessa Peters 850-678-3110

### SUNTRUST MORTGAGE

Beverly Majors 850-863-6425

Linda Rowell 850-913-3525

Brian Robinson 850-230-6684

Barbara Prather 850-865-2873

### REGIONS

Tiffany Davis (850) 833-8248

Gary Crouse (850) 231-6829

Sheri Proctor-Williams (850) 523-4671

### WACHOVIA

Shellie Isakson 800-239-9210

### WELLS FARGO

Sheila Blackerby 850-682-3228

Judy Gray 850-682-3228

Felix Hardenbrook 850-522-6162

Pamela Rainwater 850-436-2790

# 5.39%\*

## FIRST TIME HOMEBUYER PROGRAM

PROGRAM PROVIDED BY:

### THE WALTON 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.

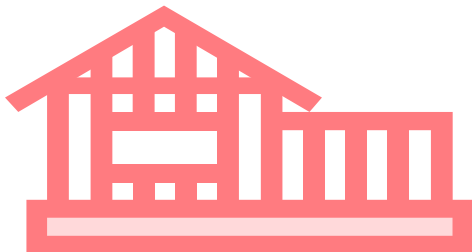
## The Program

Buying a home can be affordable. Thanks to a special partnership between the **Housing Finance Authority of Escambia County and the Walton County Board of County Commissioners**, this program is designed to make purchasing a home more affordable for low and moderate income homebuyers by providing a 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 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 Walton County:
  - **Family of 1—2           \$54,800**
  - **Family of 3 or more   \$63,020**

## 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 Walton County may not exceed the following limit:

<b>New &amp; Existing Homes</b>	<b>\$429,619</b>
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## 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 this brochure.

## 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.