

Do I Qualify?

- Is the property you want to purchase located in Clay, Nassau or St. Johns Counties? **Yes No**
- Is the price of the property **\$290,853** or less?
Yes No
- Is the current annual income of all adults residing or intending to reside in the property the number shown below or less? (Please count total number of adults and children intending to live in the property)

2 or less persons = **\$65,100**

3 or more persons = **\$74,865**

Yes No

If you answered "Yes" to all three questions, you may be eligible. Please answer the next three questions.

- Are you living in the United States with a work visa, Student Visa or Temporary Visa? **Yes No**
- Do you plan to rent the property or occupy it on a part time basis?
Yes No
- Have you had a bankruptcy or foreclosure in the last few years? **Yes No**

If you answered "No" to all of these questions, you may qualify.

PARTICIPATING LENDERS

Watson Mortgage

Clint Hickox (904) 451-7266
Kelvin Kelley (904) 458-1212

PrimeLending

Carole Hendricks (904) 394-1428
Mariem Bennett (912) 227-2447
David Wakefield (904) 237-1450

HomeAmerican Mortgage (lender for builder Richmond American Homes)

Shawn McKee (904) 541-2574

First Bank Mortgage

David Mordecai (904) 733-0010
David Stelbrink (904) 733-0010
Ashley Stokes (904) 733-0010
Jim S Little (904) 733-0010
Tammy Bacmeister (904) 553-8219

BB&T

Ron Gelas (904) 797-0519
Sande Libert (904) 317-6107
Sarah Dalrymple (904) 992-7323
Lori Miller (904) 206-4564
Rosemary A Venter (904) 206-4567
Karen S Bohaning (904) 886-5316
Melissa Curtis (904) 886-5332
Shari K Reeves (904) 886-5305
Jeanette Ray (904) 317-6106
Linda Cavallo (904) 215-6064
Mary Byars (904) 215-6182
Randy Gorick (904) 797-0506

Bank of America

Rebecca Flanders (904) 343-5103
Kevin Koscinski (904) 256-2053
Kirk Van Deusen (904) 403-5246
Stephen Hall (321) 837-7085



HOUSING FINANCE AUTHORITY OF CLAY COUNTY



How To Qualify And Apply

If you've ever had a dream about home ownership but felt that buying a home was a little beyond your reach, the Housing Finance Authority of Clay County may make your dream easier to achieve with their home ownership program. The first mortgage is also available to buyers in Nassau and St. Johns counties.

The program offers a 30 year, fixed-rate mortgage at 4.99% with \$5,000 in down payment and closing cost assistance,

The down payment assistance for Clay County is in the form of a 0%, 30-year deferred second mortgage. There is zero origination fee, zero discount points and zero doc stamps and intangible tax on the mortgage and note.

Qualifications

Buyers must be first-time buyers (a person who has not owned their legal residence in the last 3 years).

The income of all adults 18 years of age or over cannot be more than

Households of 1-2 persons
\$65,100

Households of 3 or more persons
\$74,865

Borrowers must have a minimum FICO credit score of 600 for government loans and 620 for conventional loans. The mid score must be the minimum or better. For homebuyers with no FICO score, manual underwriting will be permitted.

Refinances are not permitted.

Homebuyer Education from an approved provider is required for all on the Note with the exception of cosigners.

The property must also qualify. The purchase price cannot exceed \$290,853

The property may be new or existing housing located anywhere in Clay, Nassau or St. Johns counties.

Program funds are available first-come, first-served.

To see if you may qualify, answer the "Do I Qualify" questions on the back panel.

Apply

Contact a participating lender who can pre-qualify you for a loan. A list of lenders is on the back panel.