

Do I Qualify?

Is the property you want to purchase located outside of Alachua County?

Yes No

Is the price of the property more than

Non-Target Area \$258,691

Target Area \$316,177

Yes No

Is the current annual income of all adults residing or intending to reside in the property more than (by total number of adults and children intending to live in the property)

Non-Targeted Areas

2 or less persons = \$63,711

3 or more persons = \$73,268

Targeted Areas

2 or less persons = \$71,760

3 or more persons = \$83,720

Yes No

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 "Yes" to any of these questions, you may not be eligible for the program.

Please see the back panel of this brochure to view the list of participating lenders. Any questions may be directed to the lenders.



Participating Lenders

Bank of America

Juanita Biles (352) 642-1408

Capital City Bank

Beverly Magee (352) 337-2296

Bill Deen (352) 333-2432

HomeBanc

Leslie Remy (352) 538-5300

RBC Bank

Shannon Barron (813) 357-6087

Watson Mortgage Corp

Robert Clemente (904) 446-4050



Alachua County Housing Finance Authority

2010 Home Ownership Program

Serving the counties of:

Alachua, Bradford, Citrus,
Escambia, Franklin, Gadsden,
Hernando, Holmes, Indian River,
Jackson, Jefferson, Leon, Marion,
Martin, Okaloosa, Okeechobee,
Putnam, Santa Rosa, St. Lucie,
Taylor, Union, Wakulla, Walton
and Washington

4.79% First Mortgage Interest Rate*

and

up to \$8,000 in

down payment and

closing cost assistance

* participating lender will provide specific APR information as required by law

The Program

If you've ever dreamed about home ownership but felt that buying a home was a little beyond your reach, a special partnership between the Escambia County Housing Finance Authority (HFA) and the Alachua County Housing Finance Authority (HFA) may make your dream a reality with their 2010 Home Ownership Program.

The program offers a 30-year, fixed-rate mortgage at 4.79%. There is 1.00% origination fee and zero discount points and zero doc stamps and intangible tax on the mortgage and note.*

Assistance is in the form of a 0%, 20-year amortizing second mortgage. Buyers may receive up to \$8,000 to be used for down payment and closing cost assistance. There is zero origination fee, zero discount points and zero doc stamps and intangible tax on the mortgage and note.

How To Qualify And Apply

Qualifications

Buyers must be first-time buyers (with a few exceptions - please speak with a participating lender) purchasing a home in Alachua County (program is also available in the other counties listed on the front cover of this brochure).

Income Limits

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

Non-Target Area

1-2 person household	\$63,711
3 or more person household	\$73,268

Targeted Area

1-2 person household	\$71,760
3 or more person household	\$83,720

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 speak with a participating lender regarding targeted areas.

Sales Price Limit

The property must also qualify. The purchase price cannot exceed:

Non-Target Area	\$258,691
Targeted Area	\$316,177

The property may be new or existing housing located anywhere in Alachua County (program is also available in the other counties listed on the front cover of this brochure).

Program Funds

Program funds are available first-come, first-served. And borrowers must have a signed real estate purchase agreement to have any money reserved in the program.

Minimum Credit Score

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.