

Do I Qualify?

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

Yes No

Is the price of the property more than \$258,691?

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)

2 or less persons = \$63,300

3 or more persons = \$72,795

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

Karen Gillispie (850) 556-7740

Capital City Bank

Lisa Canup (850) 402-7982

Kristen Phillips (850) 402-7945

Carol Fraser (850) 402-8016

Adrienne Granger (850) 402-7973

Hancock Bank

Glenn Davis (850) 425-6132

Synovus Mortgage

Kerry Gaby (850) 224-3344



Gadsden County Board of County Commissioners

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 Gadsden County Board of County Commissioners 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 Gadsden 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

1-2 person household	\$63,300
3 or more person household	\$72,795

Sales Price Limit

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

\$258,691

The property may be new or existing housing located anywhere in Gadsden county.

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.



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