

1st Choice Mortgage Co.

DOWNPAYMENT ASSISTANCE FOR 100% FINANCING



MORTGAGE COMPANY

"Providing superior customer service and the lowest rates for over 20 years"

3023 E. Copper Point Dr., Suite 101, Meridian, ID 83642
 Phone: (208) 375-LOAN (5626) WEB: www.375LOAN.com
N.M.T.S. # 380736



	IHA First Plus: Gift Program	IHA First Plus: 2nd Mortgage	IHA Good Reward 2nd	Downpayment Assistance	HOME DPACC	Boise City Grants
	Idaho Housing provides up to 2% Gift towards down payment Utilize First Plus 2nd program for 100% financing	Idaho Housing provides up to 1.5%, low interest rate, 2nd mortgage for Downpayment. Utilize IHA Gift Program for other 2.0% needed.	Idaho Housing Provides up to 3%, low interest rate, 2nd mortgage for downpayment	Idaho Housing provides up to 3% pricing for downpayment assistance	Idaho Housing provides up to \$8000 or max 3.5% silent 2nd for downpayment or closing costs. (No monthly payments)	City of Boise provides up to \$35,000 or 25% for downpayment. Must live in City of Boise borders.
1st Time Home buyer	Yes	Yes	Yes	Yes	Yes	Yes
2nd time home buyer	No (Targeted County = Yes)	No (Targeted County = Yes)	Yes	Yes	No (exception available)	No
Is it a 2nd Mortgage	No	Yes	Yes	No	Yes (Silent 2nd)	Yes
Use with FHA	Yes	Yes	Yes	Yes	Yes	Yes
Use with Conventional	No	No	Yes	Yes	Yes	Yes
Use with RD	Yes	Yes	Yes	Yes	Yes	No
Minimum FICO	620	620	700	620	620	620
Minimum Borrower needs to bring to closing	\$500	\$500	.5% of loan amount	.5% of loan amount	\$500	\$500
Income Restrictions	Yes See Below	Yes See Below	<\$90,000 household Income	<\$90,000 household income	Yes See Below	Yes See below

Income Restrictions: Family Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
IHA Gift/First Plus: Ada	\$57,000	\$57,000	\$65,550	\$65,550	\$65,550	\$65,550	\$65,550	\$65,550
IHA Gift/First Plus: Canyon	\$68,400	\$68,400	\$79,800	\$79,800	\$79,800	\$79,800	\$79,800	\$79,800
City of Boise/HOME DPACC	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400

Guidelines & Income limits subject to change at any time, Call TODAY for complete details and restrictions.

