

# As little as a 1/2 Percent Downpayment

Homeownership may be just around the corner with the CHF ACCESS Loan Program.

The Program combines a 30-year fixed interest rate FHA Mortgage Loan with downpayment and/or closing cost assistance in the form of a low and fixed interest rate Second Mortgage.

Total financing up to 99.5% of the purchase price is possible. That means the downpayment from the homebuyer's own funds could be as little as 1/2 of a percent of the purchase price.

The Program can be used to purchase either a new or existing home, as long as it will be the primary residence of the homebuyer.

The Program also features a variety of flexible qualifying guidelines.

For example, the Program is **not restricted to first-time homebuyers.**

Families or individuals who may have owned a home in the past are still eligible to apply for the CHF ACCESS Loan Program.



- **Fixed interest rates**
- **Second Loan available to assist with downpayment and/or closing costs\***
- **Low-to-moderate incomes**

## Explore the possibilities.

Call today to learn more about CHF ACCESS or to find out if you qualify.

## Do you qualify?

As a CHF Approved Lender, we will guide you through the homebuying process, and provide you with the complete program guidelines, loan applications, current interest rates, applicable fees and APRs.

**Call us today.**

### SAMPLE LOAN SCENARIO - BORROWER HAS LITTLE OR NO MONEY FOR DOWNPAYMENT

Purchase Price:	\$325,000	
FHA 1st:	96.50% Loan-to-Value (LTV)	\$313,625.00
CHF ACCESS 2nd:	3% Size (for downpayment)	\$9,750.00
<b>Total Financing 1st &amp; 2nd:</b>	<b>99.5% of Sales Price</b>	<b>\$323,375.00</b>
<i>Borrower Required Downpayment:</i>	<i>0.5% (1/2 percent)</i>	<i>\$1,625.00</i>



\*Example of 99.5% total financing utilizing the CHF ACCESS Loan Program is based on the combination of a 30-year fixed-rate FHA First mortgage and a 15-year fixed-rate CHF ACCESS Second Mortgage. The payment on a \$313,625 30-year fixed-rate loan at 5.50% and 96.5% loan-to-value (LTV) is \$1,780.73 with 1.00 point due at closing. The annual Percentage Rate (APR) is 6.19%. The payment on a \$9,750 15-year fixed-rate CHF ACCESS Second Mortgage at 8.25% is \$94.59 with an APR of 8.25%. Total monthly payment is \$1,875.32. Some state and county maximum loan amount restrictions may apply. Actual rate may vary.

First Mortgage Corporation is licensed by the Department of Corporations, under the California Residential Mortgage Lending Act.

CRHMF Homebuyers Fund (CHF) is a government sponsored joint powers authority that offers loan programs to assist potential homebuyers in purchasing a home. This is not an offer for extension of credit or a commitment to lend and is subject to change without notice. Certain restrictions apply on all programs. See your CHF Approved Lender or Broker for complete program guidelines, loan applications, applicable fees and APRs. Printed 05/10