



CalHome First-Time Homebuyer Mortgage Assistance Program

Program Features:

- deferred payment loan secured by a deed of trust
- assistance is calculated at 20 percent of the purchase price to a maximum of \$40,000
- Minimum loan amount is \$10,000
- 3% simple interest – principal and interest are deferred for the term of the loan
- 30 year loan term (equal to the term of the first mortgage)
- loan is due upon sale or transfer of property, when the property ceases to be owner-occupied, or upon the loan maturity date – the loan is not assumable; refinancing may be allowed subject to Agency subordination policy
- funds may be used for down payment and mortgage assistance
- first mortgage must be a 30 year fixed rate loan and shall not include provisions for negative amortization, principal increases, balloon payments, or deferred interest.
- first mortgage may be FHA, conventional, or CalHFA financing.
- first mortgage must have an impound account for the payment of taxes, assessments and hazard insurance for the entire 30-year term

Eligible Applicants:

Homebuyers who:

- meet CalHome underwriting guidelines for credit
- will have a monthly housing debt ratio of not less than 28% and not more than 38%
- are first-time homebuyers (have not owned a home within the preceding three years, or meet the definition of a displaced homemaker or a single parent)
- are able to qualify for a loan to purchase the home
- attend homebuyer education classes
- will live in the home being purchased
- are defined as low-income – households with income less than or equal to eighty percent (80%) of the area median income adjusted for household size. Income also includes income from assets over \$5,000 calculated at 2% of the value of the asset.

Current income limits are:

1-person	\$73,600
2-person	\$84,100
3-person	\$94,600
4-person	\$105,100
5-person	\$113,550
6-person	\$121,950

Eligible Properties

Single family homes in eligible areas (qualified census tracts) of the City and Unincorporated County of Sacramento whose sales price does not exceed the current median sales price of a single family home in Sacramento County. The program is not available in Citrus Heights, Elk Grove, Galt, Folsom, Rancho Cordova or Isleton.

CalHome Application Procedure

To apply for the program, please contact any of our approved lenders.