



Escambia County
Housing Finance Authority
serving 1st time homebuyers since 1982!

**DOWN PAYMENT AND
CLOSING COST ASSISTANCE
AVAILABLE**

**PROVIDED BY THE
HOUSING FINANCE AUTHORITY OF LEON COUNTY
AND
THE COUNTY COMMISSIONERS OF
GADSDEN, JACKSON, JEFFERSON, LEON &
WAKULLA COUNTIES**

Program Highlights:

- ♦ **FHA-insured, VA-guaranteed or USDA-RD 30-Year Fixed Rate Mortgages (ECHFA Mortgage).** For current rates, see www.escambiahfa.com
- ♦ **Classic DPA Option offers up to \$10,000**
- ♦ **Discount/Origination Fee any combination not to exceed 1% of the principal loan amount**
- ♦ **Continuous Funding**
- ♦ **NO Doc Stamp Fee**
- ♦ **Mortgage Credit Certificate eligible**

What Home Qualifies?

The single family home may be attached or detached, a condominium, townhome or PUD. Home must be located within Alachua, Bay, Bradford, Escambia, Franklin, Gadsden, Gulf, Hernando, Indian River, Jackson, Jefferson, Leon, Madison, Marion, Martin, Okaloosa, Santa Rosa, St. Lucie, Taylor, Wakulla or Walton Counties. The maximum purchase price of a new or existing home in Gadsden, Leon & Wakulla Counties is **\$544,232 or \$665,173** if purchasing in Leon or Gadsden County's targeted area (varies per County, see map on website).

Who Qualifies?

- ♦ Borrowers must be first-time homebuyers. A first-time homebuyer is someone who has not had an ownership interest in a principal residence during the past three years. Some exceptions apply. (see our website)
- ♦ Borrowers must meet normal mortgage requirements to demonstrate credit worthiness. Borrowers must have a minimum FICO score of 640 for FHA, USDA-RD and VA Loans to participate.
- ♦ Borrowers must occupy the purchased home as their principal residence.
- ♦ Qualified Veterans and homebuyers purchasing in a designated targeted area do not need to be first time homebuyers.
- ♦ Maximum Household income range from the following limits (varies per County, see map on website)

Maximum Income Limits
(varies per County, see website)

GADSDEN, JACKSON, JEFFERSON, LEON
& WAKULLA COUNTIES

Non-Targeted Areas:

Family of 1-2: \$95,300—\$98,074
Family of 3 +: \$109,595—\$112,785

Targeted Areas (Leon & Gadsden County):

Family of 1-2: \$114,360
Family of 3 +: \$133,420

Down Payment & Closing Cost Assistance

- ♦ **Classic DPA Option:** The Authority will provide a 0% non-amortizing 30-Year Deferred Second Mortgage up to **\$10,000***, which is not forgivable, and becomes due when the first mortgage is satisfied or upon sale, transfer, rental or disposition of property.
- ♦ Maximum income and purchase price limits are the same as the limits for First Mortgage Loans.
- ♦ The down payment assistance proceeds may be used for any eligible use associated with the Mortgage Loan closing process, including but not limited to, closing costs, Lender fees, Servicer fees, pre-pays, mortgage insurance premiums, discounts and the reimbursements of earnest money and pre-close fees, such as credit report and appraisal fees. There is no cash back to the borrower.

Rev. 6-16-2025

Questions?

If you have questions please contact the Escambia County Housing Finance Authority at **(800) 388-1970** or **(850) 432-7077** or visit www.escambiahfa.com

*Participating Lenders will provide specific APR information as required by law. Mortgage Rate/APR and DPA Amount may be reset periodically based on market conditions. The Issuer reserves the right to modify terms of the Program at any time.



Ready to Buy Your First Home?

Ask about our **NEW** Down Payment Assistance Options!



ECHFA

Escambia County Housing Finance Authority



**For Eligible
First Time
Homebuyers!**

**Down Payment
and Closing Cost
Assistance***

**Not Owned a Home in the Last 3 Years?
You May Qualify!**

800-388-1970 • 850-432-7077



We are a governmental agency under FL Statutes §159.

We are not a mortgage company.

www.escambiahfa.com



Participating lenders will provide specific AHP information as requested by the
*Down payment assistance is subject to change based on market conditions



PARTICIPATING LENDERS

American Bancshares*	Gregory Godin	(352) 269-8304	The Money Store*	William Mantooth	(727) 616-4658
Bayshore Mortgage Funding, LLC-	Rod Swan	(301) 788-9395			
	Joshua Perrera	(443) 678-3759			
Capital City Home Loans	Laura Wells	(850) 427-8975	University Bank	Lauren Thurman	(850) 445-7555
	Monica Nash	(850) 427-8981		Mary Markum Dark	(850) 585-9080
Centennial Bank	Ashley Hutchison	(850) 251-4271		Rob Thompson	(504) 430-6692
	Amanda Russell	(850) 894-7141		Michael Avery	(850) 296-1699
loanDepot.com, LLC*	Jannine Bielesch	(480) 327-4605		Scott Pinkington	(850) 294-4444
Stockton Mortgage*	Brian Vincent	(850) 766-8178		Shane Boyd	(850) 325-3320
	Zach Linder	(850) 879-1651		Rhonda Koenders	(850) 545-0938
Synovus Bank*	Sheri Proctor	(904) 798-0531		Darla Grant	(850) 228-9935