



**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 ST. LUCIE AND  
THE COUNTY COMMISSIONERS OF  
INDIAN RIVER AND MARTIN COUNTIES**

#### Program Highlights:

- ◆ **FHA-insured, VA-guaranteed or USDA-RD 30-Year Fixed Rate Mortgages (ECHFA Mortgage).** For current rates, see [www.escambiahfa.com](http://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 Martin is **\$619,629**. Indian River is **\$544,232** and St. Lucie County is **\$619,629**, respectively or **\$665,173, \$757,324** respectively if purchasing in Indian River or St. Lucie 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)**

**INDIAN RIVER, MARTIN & ST. LUCIE**  
**COUNTIES**

#### **Non-Targeted Areas:**

Family of 1-2: \$97,894—\$113,640  
Family of 3 +: \$112,578—\$130,799

#### **Targeted Areas (Indian River & St. Lucie 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. 5.19.2025

#### 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](http://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!



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](http://www.escambiahfa.com)



Participating lenders will provide specific APR information as requested by law.  
\*Down payment assistance is subject to change based on market conditions.



## PARTICIPATING LENDERS

<b>DAS Acquisition Company, LLC</b>	Andra Morgan	(863) 412-5818	<b>Goldwater Bank Con't</b>	Christina Kelleher	(772) 233-5740
<b>DHI Mortgage</b>	Denise Zakeri	(800) 749-6642		Gordon Ruef	(772) 418-0133
<b>Fidelity Lending</b>	Ryan Binner	(772) 621-2478		Melania Robles	(772) 403-3092
	Christopher Flaherty	(772) 237-5211	<b>Movement Mortgage</b>	Chuck Carter	(561) 222-5982
	Michael Flaherty	(772) 631-8015	<b>Summit Funding, Inc.</b>	Taylor Jones	(386) 795-9430
	Tara Gillette	(561) 635-6611	<b>SWBC Mortgage*</b>	Renee Dalesso	(772) 215-7074
	Lisa MacDougall	(772) 245-2062	<b>University Bank</b>	Michael Avery	(850) 296-1699
				Lauren Thurman	(850) 445-7555
<b>Goldwater Bank</b>	Ron Kelleher	(772) 284-2679	<b>Waterstone Mortgage*</b>	Chris Jones	(727) 455-1523

\*Mortgage Credit Certificate Lender