



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

**DOWN PAYMENT AND
 CLOSING COST ASSISTANCE
 AVAILABLE**



**PROVIDED BY THE
 BOARD OF COUNTY COMMISSIONERS OF
 ESCAMBIA and SANTA ROSA 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**

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 Escambia and Santa Rosa can not exceed **\$481,176** or **\$588,104** if purchasing in a Escambia County 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)

Escambia & Santa Rosa Counties
Maximum Income Limits
(varies per County, see website)

Non-Targeted Areas:

Family of 1-2: \$85,500
 Family of 3 +: \$98,325

Targeted Areas (Escambia Only):

Family of 1-2: \$102,600
 Family of 3 +: \$119,700

**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.**

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 APK information as requested by the
*Down payment assistance is subject to change based on market conditions



ESCAMBIA & SANTA ROSA COUNTIES PARTICIPATING LENDERS

Cadence Bank:	Kristi Bell	(850) 423-1064	SWBC Mortgage con't:	Kim Strickler	(850) 483-0932
				Chelsey Jennings	(850) 910-0460
Centennial Bank:	Mike Gilmore	(850) 936-1977		Shellie Isakson-Smith	(850) 232-3224
	Samuel Yozvial	(850) 936-1975		Julie Smith	(850) 501-5851
City First Mortgage:	Christy Hembree	(850) 287-3814	Synovus Bank:	Tracey McClurd	(850) 450-9942
Crew Lending:	Taylor Pitman	(850) 497-3670		Lisa Hudson	(850) 436-7842
Fairway Independent Mortgage:	Debbie Herrel	(850) 982-4922	Thrive Mortgage:	Kasie Copeland	(850) 291-1934
	Laura Gilmore	(850) 477-5999		Don Copeland	(850) 291-1239
	Benita Glenn	(850) 232-5578		Rhonda Mayne	(850) 261-1910
Home Mortgage of America:	Bruce Carpenter	(850) 332-5221		Jessica Bishop	(850) 426-5567
	Diana Melton	(850) 332-5221		Eddie Bishop	(850) 266-1821
NOLA Lending:	Kimberly Moorer	(850) 898-9362	Trustmark:	Wilma Shortall	(850) 316-2025
	Cody Wood	(850) 358-6205	University Bank:	Marty Rich	(850) 912-8002
	Alexa Portillo	(850) 375-1673		Donna Smith	(850) 221-5555
PrimeLending:	Sheila Billingham	(850) 710-2043		Stacy Wright	(850) 621-3269
SWBC Mortgage:	Samantha Lee	(850) 686-7170		Katrina Hokkanen	(850) 240-1411
	Royce Ingram	(850) 483-0928		Krystina Friedl	(850) 912-8002
	Kris Waters	(850) 483-0931		Jennifer Berube	(850) 450-0332
	James Coleman	(850) 380-6025		Ann-Marie Trickey	(850) 723-8069
	Marlana Combs	(850) 483-0926		Tracy Frick	(850) 637-6060
	Nate Fain	(850) 503-8995			