

NeighborWorks® HomeOwnership
Center Sacramento Region
Mortgage Assistance

Terms	NeighborWorks® Purchase Advantage Loan (PAL)	NeighborWorks® CalHome
Product Type	2 nd mortgage for down payment assistance & up to 3% of the sales price for non-recurring closing costs.	2 nd mortgage loans for down payment assistance—max 3% for closing cost
Min. Loan Amount	\$15,000	\$5,000
Max. Loan Amount	\$15,000	\$30,000 *Loan Amount cannot exceed 25% of appraised value or sales price, the lesser of the two.
Loan Rates	5.5%	3% simple interest / 3.00% APR
Amortization	Loan amounts \$15K: 10yr term	30-year deferred payment or same as 1st mortgage term
Eligible Properties	1-4 units, SFR/Condo/PUD Manufactured Homes must be on permanent foundations. Condos must be on the HUD approved list	Property type same as PAL. Sale price not to exceed the current median sales price limit of \$299,000 for Sacramento County – updated annually
Occupancy	Owner-occupied only	Owner-occupied only
First-Time Homebuyer	At time of closing, borrower must own no other real estate and must show financial need for DPA	Yes
Combined-LTV	103% (max 3% for non-reoccurring closing costs)	103% (max 3% for non-reoccurring closing costs)
Debt Ratios	36/45	38/45 *Front ratio shall be no less than 28%
Borrower's Min. Investment	1% of purchase price, cannot be gifted or borrowed	1% of purchase price, cannot be gifted or borrowed.
Income Limits	FHA transactions — Maximum 115% Area Median Income Non FHA transactions — Maximum 120% AMI	80% Area Median Income—State Income Limits (All adults in the household must be included in the income calculations)
Homebuyer Education	Must attend the Preparing for HomeOwnership workshop at NeighborWorks® HomeOwnership Center Sacramento Region. Call (916) 452-5356 ext. 1210 to register. No online classes allowed.	Must attend the Preparing for HomeOwnership workshop at NeighborWorks® HomeOwnership Center Sacramento Region. Call (916) 452-5356 ext. 1210 to register. No online classes allowed.
Credit	FICO = 650 All open collections to be paid prior to closing	FICO = 640 All open collections to be paid prior to closing
Loan Fees	\$750	No fees from borrower
Geographic Area	Greater Sacramento Region (Colusa, Placer, Sacramento, San Joaquin, Sutter, Yolo, & Yuba Counties)	Property must be in eligible census tract—see CalHome map
Special Features	<ul style="list-style-type: none"> • 1st mortgage lender must be on the approved list of Preferred Lending Professionals & submit a full copy package • 1st mortgage <u>must</u> be a 30 year fixed rate, fully amortized • No Cash Back to Borrower allowed • Any junior liens must be Deferred • Property must have clear termite 	<ul style="list-style-type: none"> • 1st mortgage lender must be on the approved list of Preferred Lending Professionals & submit a full copy package • 1st mortgage <u>must</u> be a 30 year fixed rate, fully amortized • No Cash Back to Borrower allowed • Any junior liens must be Deferred • Property must have clear termite & home inspection