



2009 Tarrant County HFC Bond Program Key Features

The Tarrant County HFC Bond Program is designed to help qualified home buyers purchase a home by providing a fixed-rate loan with down payment and closing cost assistance. The grant does not have to be paid back. Loans under this program will be made on a first-come first-serve basis to qualified buyers through a participating Lender.

◆ **Two Main Benefits to the Homebuyer:**

- ⇒ 5.05% fixed mortgage rate.
- ⇒ 3.00% down payment and closing cost assistance grant. For example, on a \$100,000 loan amount, home buyers will receive \$3,000 in assistance.

◆ **How a Homebuyer Qualifies:**

- ⇒ Homebuyer must purchase a home within Tarrant County, excluding Keller and Grand Prairie.
- ⇒ Homebuyer cannot have owned a home in the last three years as their primary residence unless purchasing a home in a Targeted Area or is a Qualified Veteran.
- ⇒ Homebuyer's household income (combined income of those individuals executing the Deed of Trust) must not exceed the maximum limits* set by the Program below:

\$66,000 for 1-2 occupants

\$75,900 for 3 or more occupants

- ⇒ The purchase price of the home must not exceed the maximum limits* set by the Program below:
\$258,691

* Targeted Areas allowing increased purchase price and income limits may apply. Ask your lender for details.

- ⇒ Homebuyer must occupy the home as their principal residence.
 - ⇒ Homebuyer must apply through a participating Lender.
- ◆ **Cost for the program is 1.00% Origination Fee and 1.00% Discount Fee. Plus normal and customary fees.**
- ◆ **FHA, VA and USDA loans only.**
- ◆ **Can be stacked with city and/or county DPA programs**
- ◆ **Can be used in conjunction with the \$8,000 tax credit**

To have a participating lender contact you concerning this Program, please email **Mary Bert-Koelling** at mary.koelling@firstsw.com or call the homebuyer helpline at **877.983.3792** and provide the following information:

- ◆ **Your Name**
- ◆ **Your Phone Number**
- ◆ **Your Email Address**
- ◆ **Area that you are interested in purchasing a home**

Thank you for your interest in the Program.