



Introducing Freddie Mac's Home Possible HFA Advantage 2% Bonus

We are excited to offer Freddie Mac's new loan product with a 2% bonus that is great for homebuyers with less than 50% AMI. Product specifics include:

- Must use LP AUS for HFA Home Possible Advantage.
- 97% maximum LTV, with lower MI.
- No first-time homebuyer requirement.
- DPCC assistance available.
 - A gift of 2% is included.
 - Can include with the Good Credit Rewards 2nd mortgage.
 - Can also include an additional \$2,000 for down payment with a risk adjustment of .25%.
 - All down payment options can be used with the Good Credit Rewards 2nd mortgage.
- Homebuyer tax credit available (MCC program).
- Homebuyer education is required if both borrowers are first-time homebuyers. One certificate is required for both borrowers.
- [Borrower's income](#) must be less than 50% of Area Median Income.
- No manufactured homes are allowed.

Income Limits Update

Borrower income limits for our First loan, Tax Credit, and FHA loans with 2nd

mortgages have been updated in the following six counties: Bannock, Boise, Canyon, Caribou, Jefferson, Power.

All other loan products continue to have a maximum income limit of \$90,000 (\$110,000 in Blaine County). Please review our sales price and income limits chart [here](#).

For more information or assistance, please contact us at resloan@ihfa.org or call 1.800.219.2285.

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