



**Idaho Housing
and Finance**
Association



Introducing Freddie and Fannie's new 80% AMI HFA Products

We are excited to offer two new loan products with a .5% or \$1,500 gift that is great for homebuyers with less than 80% AMI. Product specifics include:

Freddie Mac's Home Possible Advantage for HFAs .5% Bonus

- Includes a 1/2% gift.
- Must use LP AUS for Home Possible Advantage for HFA.
- [Borrower's income](#) must be less than 80% of Area Median Income.
- 97% maximum LTV, with lower MI.
- No first-time homebuyer requirement.
- Can be used with all Idaho Housing's DPA programs.
- Homebuyer tax credit available for first-time homebuyers (MCC program).
- Homebuyer education is required if both borrowers are first-time homebuyers. Only one certificate will be required.
- No manufactured homes are allowed.

Fannie Mae's HFA Preferred \$1,500 Closing Cost Gift

- Includes \$1,500 towards closing costs.
- Must use DU AUS for HFA Preferred.
- [Borrower's income](#) must be less than 80% of Area Median Income.
- 97% maximum LTV, with lower MI.
- No first-time homebuyer requirement.
- Can be used with all Idaho Housing's DPA programs.
- Homebuyer tax credit available for first-time homebuyers (MCC program).
- Homebuyer education is required if both borrowers are first-time homebuyers. Only one certificate will be required.
- Manufactured homes are allowed up to 95% CLTV.

Cash-Out Refinance Now Available

We have reactivated our cash-out refinance options. Check out all the details [here](#).

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

Quick Links

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