

Updated and Simplified DPCC Programs

Idaho Housing is pleased to announce changes to our down payment and closing cost assistance programs that simplifies them by providing flexibility for your clients. The programs will also have updated features as listed below.

Effective September 4, 2018 there will be two great down payment and closing cost assistance options for your clients - the second mortgage and the forgivable grant. After September 4, be sure to look at our updated rate sheet for new rate information.

Second Mortgage

- Low credit score minimums of 640 for First Loan products and 680 for Preferred and Advantage programs.
- A fixed rate of 5% over 10 years making the monthly payment low, so borrowers can easily qualify for the loan amount the need.
- Loan amounts of 3.5% for First Loan programs and 2.5% for Advantage or HFA Preferred based on lesser of sales price or appraisal.

Forgivable Grant

- The forgivable grant is available for purchase and rate term refinance programs.
- A lien will be placed on the title for the amount of the grant. The terms of forgiveness are described on the note. Click [here](#) for a sample Forgivable Grant Note and [here](#) for sample Deed of Trust.
- The new grant has 0% interest and is fully forgiven after 7 years. We will provide DPCC from .50% to 3.50% for an 1/8th risk adjustment to the rate for each .50 point.

- The forgivable grant may be combined with the second mortgage on the First Loan program as well as the Freddie Mac Home Possible Advantage for HFA - 50% and 80% AMI programs.
- May be used for down payment or closing cost assistance.

For full details on both programs, click [here](#).

For more information or assistance, please contact us at resloan@ihfa.org or call 1.855.505.4700, ext. 8600.