

<b>PURPOSE</b>	To assist homebuyers with down payment and/or closing costs associated with purchasing a home in the State of Illinois. The Illinois Housing Development Authority (IHDA), IHDA Mortgage, offers Opening Doors. This Down Payment Assistance (DPA) is offered as a recorded forgivable 2 <sup>nd</sup> mortgage for qualified borrowers.
<b>DATE</b>	Reservations for IHDA Mortgage – Opening Doors, will open in Fall 2020 and will run until IHDA has closed the program for reservations in TPO Connect.
<b>USAGE</b>	The funds provided are in the form of a forgivable 2 <sup>nd</sup> mortgage for an owner occupied, primary residence purchase. The DPA 2 <sup>nd</sup> is required to be used in conjunction with an IHDA 30-year fixed rate 1 <sup>st</sup> mortgage. Please Note: with all IHDA Mortgage programs, cash back at closing for borrowers may not exceed \$250 + plus any amount over their required minimum investment (any additional should be principal reduction).
<b>DOWN PAYMENT ASSISTANCE</b>	The DPA or “assistance” amount shall be recorded as a 2 <sup>nd</sup> lien and may be used to cover down payment and/or closing costs. Assistance is limited to <b>\$6,000</b> . The 2 <sup>nd</sup> mortgage shall be forgiven pro rata on a monthly basis over a 5-year forgiveness period. The 2 <sup>nd</sup> mortgage may not be re-subordinated.
<b>2<sup>ND</sup> MORTGAGE PAYMENT</b>	No monthly payment due. Full repayment is required following certain qualifying repayment events. (Review Mortgage and Note for full terms.)
<b>INTEREST RATE (SET BY IHDA)</b>	<u>Daily IHDA rates apply</u> on the 1 <sup>st</sup> mortgage. The 2 <sup>nd</sup> mortgage carries 0% interest.
<b>MINIMUM BORROWER INVESTMENT</b>	The greater of 1% or \$1,000 of the purchase price. (The borrower may not use the tax proration toward the borrower's contribution of 1% or \$1,000.00 (whichever is greater) into the transaction, those funds must be from the borrower's own funds or from gift funds if allowable by the AUS.) Please defer to the <a href="#">Program Matrix and IHDA Procedural Guide</a> for details.
<b>REPAYMENT AND RECAPTURE</b>	<p>The <b>2<sup>nd</sup> mortgage</b> funds will be forgiven pro rata on a monthly basis over a 5-year forgiveness period. The DPA 2<sup>nd</sup> is required to be used in conjunction with an IHDA 30-year fixed rate 1<sup>st</sup> mortgage.</p> <p>The <b>1<sup>st</sup> mortgage</b> will carry a 30-year term and must be insured by FHA, guaranteed by VA or USDA, or carry Private Mortgage Insurance as may be required for FNMA HFA Preferred or FHLMC HFA Advantage.</p> <p>Both may be subject to repayment or recapture depending on terms of Recapture Notice.</p>
<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>• Borrowers can be a first-time homebuyer or non first-time homebuyer in Illinois.</li> <li>• Minimum credit score - 640 for all loan types</li> <li>• FHA, VA, USDA, FNMA HFA Preferred, FHLMC HFA Advantage only             <ul style="list-style-type: none"> <li>○ AUS Approve/Eligible or Accept/Eligible findings required</li> <li>○ No Manual Underwrites</li> </ul> </li> <li>• Maximum total debt-to-income (back end) ratio of 45.00% for all loan types</li> <li>• IHDA income and property purchase price limits apply</li> <li>• Property must be a qualified single family dwelling (this includes condos, townhomes, and 2-units as allowed by Agency)</li> <li>• Pre-purchase homeownership counseling is required for each borrower - PRIOR TO CLOSE (PTC) or the loan is unsaleable</li> <li>• MCC Opt Out form must be signed (PTC) as applicable</li> <li>• No manufactured homes</li> </ul> <p>Borrowers must meet all eligibility requirements established for the IHDA Mortgage programs, U.S. Bank overlays, and Agency guidelines.</p>
<b>INCOME REQUIREMENT</b>	<b>Borrower's income must be at or below the limits</b> of the county in which the property is located. The lenders must calculate income using the calculator posted on <a href="#">The Document Library</a> to qualify for IHDA Mortgage DPA.
<b>DISCLOSURE OF FUNDS</b>	All 1 <sup>st</sup> and 2 <sup>nd</sup> mortgages require <b>TRID</b> (TILA-RESPA-INTEGRATED DISCLOSURE). On the 2 <sup>nd</sup> mortgage, only recording fees are allowed.

**DISCLAIMER**

*The terms and conditions are subject to change until the lender locks the loan in TPO Connect. A potential borrower should contact an approved lender for further loan information. In connection with the IHDA Down Payment Assistance programs, the IHDA makes no promises, representations, or warranties to any party, including any borrower, about the actual benefit an IHDA loan might provide in specific situations. Each borrower's situation is different, and potential borrowers should seek the advice of a financial advisor, attorney, or housing counselor before entering into any loan.*

