



Escambia County
Housing Finance Authority
serving 1st time homebuyers since 1982!

**DOWN PAYMENT AND
CLOSING COST ASSISTANCE
AVAILABLE**

**PROVIDED BY THE
HOUSING FINANCE AUTHORITIES OF
ALACHUA & MARION COUNTIES
AND
THE COUNTY COMMISSIONERS OF
ALACHUA, BRADFORD & MARION
COUNTIES**

Program Highlights:

- ◆ **FHA-insured, VA-guaranteed or USDA-RD 30-Year Fixed Rate Mortgages (ECHFA Mortgage).** For current rates, see www.escambiahfa.com
- ◆ **Classic DPA Option offers up to \$10,000**
- ◆ **Discount/Origination Fee any combination not to exceed 1% of the principal loan amount**
- ◆ **Continuous Funding**
- ◆ **NO Doc Stamp Fee**
- ◆ **Mortgage Credit Certificate eligible**

What Home Qualifies?

The single family home may be attached or detached, a condominium, townhome or PUD. Home must be located within Alachua, Bay, Bradford, Escambia, Franklin, Gadsden, Gulf, Hernando, Indian River, Jackson, Jefferson, Leon, Madison, Marion, Martin, Okaloosa, Santa Rosa, St. Lucie, Taylor, Wakulla or Walton Counties. The maximum purchase price of a new or existing home in Alachua, Bradford & Marion Counties is **\$544,232 or \$665,173** if purchasing in Alachua or Marion Counties targeted area (varies per County, see map on website).

Who Qualifies?

- ◆ Borrowers must be first-time homebuyers. A first-time homebuyer is someone who has not had an ownership interest in a principal residence during the past three years. Some exceptions apply. (see our website)
- ◆ Borrowers must meet normal mortgage requirements to demonstrate credit worthiness. Borrowers must have a minimum FICO score of 640 for FHA, USDA-RD and VA Loans to participate.
- ◆ Borrowers must occupy the purchased home as their principal residence.
- ◆ Qualified Veterans and homebuyers purchasing in a designated targeted area do not need to be first time homebuyers.
- ◆ Maximum Household income range from the following limits (varies per County, see map on website)

Maximum Income Limits
(varies per County, see website)

ALACHUA, BRADFORD & MARION COUNTIES

Non-Targeted Areas:

Family of 1-2: \$95,300—\$106,700
Family of 3 +: \$109,595—\$122,705

Targeted Areas (Alachua & Marion Counties):

Family of 1-2: \$114,360—\$128,040
Family of 3 +: \$133,420—\$149,380

Down Payment & Closing Cost Assistance

- ◆ **Classic DPA Option:** The Authority will provide a 0% non-amortizing 30-Year Deferred Second Mortgage up to **\$10,000***, which is not forgivable. and becomes due when the first mortgage is satisfied or upon sale, transfer, rental or disposition of property.
- ◆ Maximum income and purchase price limits are the same as the limits for First Mortgage Loans.
- ◆ The down payment assistance proceeds may be used for any eligible use associated with the Mortgage Loan closing process, including but not limited to, closing costs, Lender fees, Servicer fees, pre-pays, mortgage insurance premiums, discounts and the reimbursements of earnest money and pre-close fees, such as credit report and appraisal fees. There is no cash back to the borrower.

Rev. 6.16.25

Questions?

If you have questions please contact the Escambia County Housing Finance Authority at **(800) 388-1970** or **(850) 432-7077** or visit www.escambiahfa.com

*Participating Lenders will provide specific APR information as required by law. Mortgage Rate/APR and DPA Amount may be reset periodically based on market conditions. The Issuer reserves the right to modify terms of the Program at any time.



Ready to Buy Your First Home?

Ask about our **NEW** Down Payment Assistance Options!



Escambia County Housing Finance Authority



**For Eligible
First Time
Homebuyers!**

**Down Payment
and Closing Cost
Assistance***

**Not Owned a Home in the Last 3 Years?
You May Qualify!**

800-388-1970 • 850-432-7077



We are a governmental agency under FL Statutes §159.
We are not a mortgage company.

www.escambiahfa.com



Participating lenders will provide specific APR information as requested by the
*Down payment assistance is subject to change based on market conditions



PARTICIPATING LENDERS

**Advisors Mortgage
Group LLC**

James McGlynn (352) 339-3839

**Bayshore Mortgage
Funding, LLC***

Rod Swan (301) 788-9395
Joshua Perrera (443) 678-3759

**Capital City Home
Loans**

Laura Wells (850) 427-8975

Centennial Bank

Monica Nash (850) 427-8981
Nicholas Furbee (407) 900-2636

**Fairway Independent
Mortgage**

Bo Durkac (813) 610-3074
Collen Rodriguez (727) 644-5111
Barbara Dini (407) 687-7617

FBC Mortgage, LLC

loanDepot.com, LLC*

Jannine Bielesch (480) 327-4605
Joseph Muslimani (947) 214-2577
Kristen Ridgedell (337) 230-4951

**New American
Funding**

Aspen Kishel (303) 520-3803

NewRez, LLC

Paula Ruettnier (813) 724-4751

The Mortgage Firm*

Sam Salvaggio (855) 368-6909

William Mantooth (727) 616-4658

Synovus Bank*

Sheri Proctor (904) 798-0531

Patti Myers (727) 423-8447

University Bank

Lauren Thurman (850) 445-7555

Michael Avery (850) 296-1699

Scott Pilkington (850) 294-4444

*Mortgage Credit Certificate Lender