



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

**DOWN PAYMENT AND  
CLOSING COST ASSISTANCE  
AVAILABLE**

**PROVIDED BY THE  
THE BOARD OF COUNTY COMMISSIONERS OF  
BAY COUNTY**

#### Program Highlights:

- ◆ **FHA-insured, VA-guaranteed or USDA-RD 30-Year Fixed Rate Mortgages (ECHFA Mortgage).** For current rates, see [www.escambiahfa.com](http://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 Bay County is **\$544,232.70 or \$665,173** if purchasing in a Bay County 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)**

#### **BAY COUNTY**

	<b><u>Non-Targeted Areas</u></b>	<b><u>Targeted Areas</u></b>
Family of 1-2:	\$97,714	\$ 114,360
Family of 3 +:	\$112,371	\$ 133,420

#### 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. 5.19.2025

#### 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](http://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!



## ECHFA

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](http://www.escambiahfa.com)



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



## BAY COUNTY PARTICIPATING LENDERS

American Bancshares*	Gregory Godin	(352) 269-8304	PrimeLending con't.	Bridget Morris	(850) 609-1010
Cadance Bank	Angie Sanchez	(850) 974-7524	SWBC Mortgage*	Shevlin Lockler	(850) 450-5788
	Kristi Bell	(850) 974-9032		Shellie Isakson-Smith	(850) 232-3224
Centennial Bank	Ricky Elias	(850) 636-4909	University Bank	Katrina Hokkanen	(850) 586-7072
	Rhonda Jacques	(850) 873-4135		Rob Thompson	(504) 430-6692
Draper & Kramer Mortgage Corp.	Matt Sines	(260) 642-3617		Mary Marcum Dark	(850) 585-9080
Fidelity Lending	Greg Daniels	(850) 499-7705		Lauren Thurman	(850) 445-7555
Goldwater Bank	Gordon Ruef	(772) 418-0133		Jennifer Gomes	(850) 565-0215
	Melania Robles	(772) 403-3092	Waterstone Mortgage*	Sharon Hines	(850) 362-6901
New American Funding*	Jill Kirkpatrick	(850) 362-6901		Dawn Hoffman	(850) 279-4432
PrimeLending	David Simmons	(850) 974-7887		Chris Wolf	(321) 278-9930
	Felicia Scaife	(850) 586-7076			

\*Mortgage Credit

Certificate Lender