



CHFA
SmartStep Plus

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

3% Grant Program for Down Payment & Closing Cost Assistance



General Terms

FHA, VA or USDA financing
30 year fixed
Maximum loan amount of \$382,500 or loan product limit
(whichever is less)



Occupancy

Owner occupants only



Credit

Minimum credit score of 620*
*Scores less than 660 may require RISC Scorecard or limit max debt-to-income ratio



Assets

No minimum cash investment required



Income

Household income limits apply
(Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties)

- \$76,700 for household size of 1-2
- \$88,200 for household size of 3+

Maximum debt-to-income ratio of 55%



Other

Program eligible through state of Colorado
No repayment of grant is required
No first time home buyer requirement (may own 1 other property)
Eligible for MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



CHFA
HomeOpener Plus

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

3% Grant Program for Down Payment & Closing Cost Assistance



General Terms

FHA, VA or USDA financing
30 year fixed
Maximum loan amount of \$417,000 or loan product limit
(whichever is less)



Occupancy

Owner occupants only



Credit

Minimum credit score of 620*
*Scores less than 660 may require RISC Scorecard or limit max debt-to-income ratio



Assets

No minimum cash investment required



Income

Household income limits apply
(Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties)

- \$88,200 for household size of 1-2
- \$99,700 for household size of 3+

Maximum debt-to-income ratio of 55%



Other

Program eligible through state of Colorado
No repayment of grant is required
No first time home buyer requirement (may own 1 other property)
Eligible for MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



CHFA
Preferred

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

3% Down Payment with Optional Second Mortgage



General Terms

Conventional financing
30 year fixed
Maximum loan amount of \$417,000



Occupancy

Owner occupants only



Credit

Minimum credit score of 620



Assets

3% down payment
Optional second mortgage (3% of first mortgage)



Income

Household income limits apply
(Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties)

- \$76,700 for household size of 1-2
- \$88,200 for household size of 3+

Maximum debt-to-income ratio of 45%



Other

Program eligible through state of Colorado
No first time home buyer requirement
Eligible for MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



National
Homebuyer's Fund

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

5% Grant Program for Down Payment & Closing Cost Assistance



General Terms

FHA, VA or USDA financing
30 year fixed
Maximum loan amount of \$417,000 or loan product limit
(whichever is less)



Occupancy

Owner occupants only



Credit

Minimum credit score of 640



Assets

No minimum cash investment required



Income

Household income limits apply
(Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties)
• \$88,205
Maximum debt-to-income ratio of 45%



Other

Program eligible through state of Colorado
No repayment of grant is required
No first time home buyer requirement
Eligible for MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



Metro Mortgage
Assistance Plus

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

4% Grant Program for Down Payment & Closing Cost Assistance



General Terms

FHA or VA
30 year fixed
Maximum loan amount determined by loan product limit



Occupancy

Owner occupants only



Credit

Minimum credit score of 640



Assets

No minimum cash investment required



Income

Household income limits apply
(Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties)

- \$91,100 for household size of 1-2
- \$103,000 for household size of 3+

Maximum debt-to-income ratio of 45%



Other

Program **only available in participating cities**
(contact lender for details)

No repayment of grant is required

No first time home buyer requirement

Eligible for MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



VA

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

0% Down Payment with NO Monthly Mortgage Insurance*



General Terms

VA financing
Fixed or adjustable rate options available
Maximum loan amounts vary by county



Occupancy

Owner occupants only



Credit

Minimum credit score of 620



Assets

0% down payment



Income

Maximum debt-to-income ratio as allowed by computerized underwriting



Other

Available to eligible service-members, veterans, and surviving spouses
Up-front Funding Fee (can be financed, varies based on situation)
No monthly mortgage insurance
Eligible for MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



USDA

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

0% Down Payment with Reduced Mortgage Insurance*



General Terms

USDA financing
30 year fixed
Maximum loan amounts vary by county



Occupancy

Owner occupants only
Can not own any other real estate



Credit

Minimum credit score of 640



Assets

0% down payment



Income

Household income limits apply

- 115% of area median income
- vary by county and household size

Maximum debt-to-income ratio as allowed by computerized underwriting



Other

Available in **rural areas** (<http://www.rurdev.usda.gov/>)
2% Up-front Guarantee Fee (can be financed)
.5% Monthly mortgage insurance
Eligible for MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



City & County
Assistance

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

Second Mortgages for Down Payment & Closing Cost Assistance



General Terms

Combined with FHA, VA or USDA financing

Second mortgage programs

Loan amounts vary by program



Occupancy

Owner occupants only



Credit

Minimum credit score determined by first mortgage requirements



Assets

Minimum cash investment required varies by program



Income

Household income limits apply

- \$42,950 for household size of 1
- \$49,100 for household size of 2
- \$55,250 for household size of 3
- \$61,350 for household size of 4
- \$66,300 for household size of 5
- \$76,100 for household size of 6

Maximum debt-to-income ratio typically 45% (vary by program)



Other

Programs available through state of Colorado

(Adams County, Arapahoe County, City of Aurora, Denver County, City of Denver, Douglas County, Jefferson County, City of Thornton, City of Westminster)

Must be first time home buyer

Can Combine with MCC



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



CHFA
MCC

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

Claim up to 20% of mortgage interest as tax credit!



General Terms

May be combined with Conventional FHA, VA or USDA
May be used with 30yr fixed mortgages or 5+ yr ARMs
Maximum purchase price of \$417,000
(some counties may have lower limits)



Occupancy

Owner occupants only



Credit

Minimum credit score set by loan product



Assets

Minimum cash investment required set by loan product



Income

Household income limits apply
(Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties)

- \$76,700 for household size of 1-2
- \$88,200 for household size of 3+



Other

Program eligible through state of Colorado
Must be first time home buyer
Buyer(s) must attend a free first time home buyer class



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)



Denver
MCC

THE *Wynn* TEAM
at CITYWIDE HOME LOANS
(720) 258-8275

Claim up to 30% of mortgage interest as tax credit!



General Terms

May be combined with Conventional FHA, VA or USDA
May be used with 30 year fixed mortgages
Maximum purchase price of \$370,252
(some counties may have lower limits)



Occupancy

Owner occupants only



Credit

Minimum credit score set by loan product



Assets

Minimum cash investment required set by loan product



Income

Household income limits apply
(Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties)

- \$79,300 for household size of 1-2
- \$91,195 for household size of 3+



Other

Program eligible within city & county of Denver only
Must be first time home buyer
Buyer(s) must attend a free first time home buyer class
\$75 up-front fee & closing fee of .15% of loan amount



WynnTeamCHL.com | Citywide Home Loans NMLS #67180 | Regulated by the Division of Real Estate
Scott Wynn (NMLS 274886; CO LMB100018227) | Cindy Howeth (NMLS 257408; CO LMB100018226)