Employee Presentation

Imagine What Down Payment Assistance Can Do for YOU!



GSFA "Assist-to-Own" Down Payment Assistance Program

For Employees of Colusa County





11/15/2023

Program Sponsored by Golden State Finance Authority (GSFA)

Relationship of County to GSFA

- California Joint Powers Authority (Public Entity)
  - Formed in 1993
  - Consists of 40-Member Counties
  - County Supervisor on Board of Directors
- Mission:
  - Support affordable housing and social and economic well-being of CA residents
- Provide financing for:
  - Residential home purchases & refinances
  - Combine standard Mortgage Loans w/ Down Payment Assistance (DPA)



FHA, VA, USDA and Conventional Mortgage Loan Financing



$658 Million in Down Payment Assistance Provided



85,200+ Homebuyers Assisted To-Date

The Benefits of Homeownership

Positive Impact on Families and Communities[1]

- Improves stability in neighborhoods
- Increases educational achievement
- Increases civic engagement
- Improves physical and psychological health
- Correlates to crime reduction

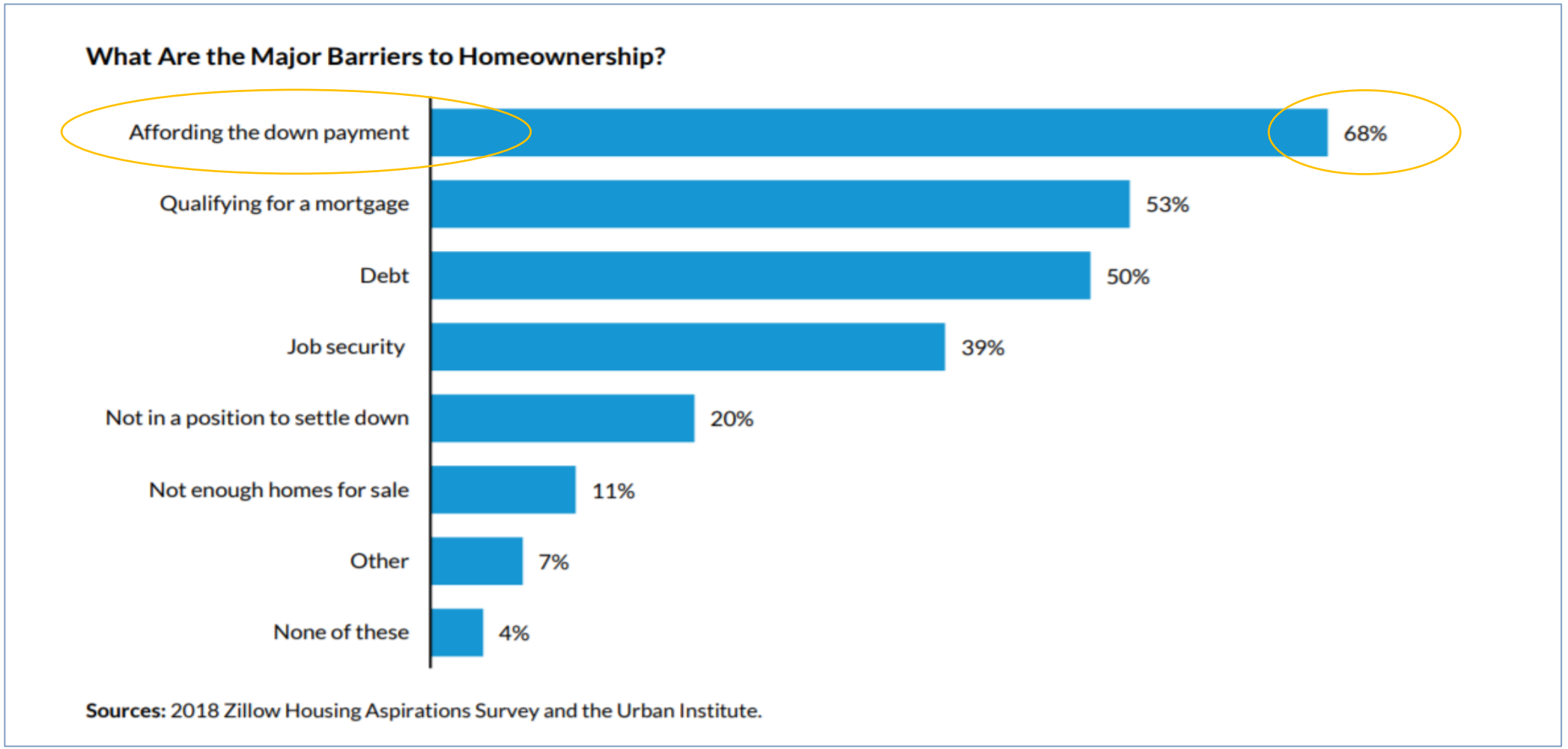
Financial Impact on Individuals

- Real estate is a large factor in net worth
- Median Homeowner 40X more net worth

Homeownership Status	Median Net Worth[2]
Owns a home	$255,000
Doesn't own a home	$6,300

(1) 2016 study by the National Association of Realtors® *(2) Federal Reserve 2019 Survey of Consumer Finances*

Barriers to Homeownership



GSFA "Assist-to-Own" Program



- For Employees of Colusa County
- Provides DPA up to 5.5%
- Qualifying is easy
  - Don't have to have perfect credit
  - Don't have to be a first-time homebuyer
- Purchase or refinance anywhere in California



Program Sponsored by GSFA and available to employees of GSFA Member Counties

Down Payment Assistance (DPA) – Amount & Terms*

Primary Assistance (3.5%)

(To cover most, if not all, of the required down payment)

- 3.5% of 1st Mortgage Loan Amount
- Deferred 2nd Mortgage Loan
  - No monthly payments
  - 0% interest rate (accrues no interest)
  - Repaid upon sale, refinance or at end of 30-year 1st Mortgage Loan term

Additional Assistance (Up to 2%)

(Additional money, usually to help with closing costs)

- Up to 2% of 1st Mortgage Loan Amount
- In the form of a Gift
  - This portion does not have to be repaid
  - Subject to market availability
  - Factored into rate of the 1st Mortgage Loan

**This presentation contains program highlights only. See GSFA or a GSFA Participating Lender for complete program guidelines, interest rates, APR and loan applications.*

See the Impact of Down Payment Assistance



$752,539
Purchase Price

$738,909*
FHA 1st Mortgage
Loan (96.5% LTV) + UFMI

$40,640
GSFA DPA
(5.5% of the Loan Amount)



$26,339
To Cover 3.5%
Down Payment Requirement

$14,301
Remaining to put towards
Closing Costs

For example purposes only.

*Scenario is based on a GSFA FHA 1st Mortgage at 96.5% Loan-to-Value combined with **DPA Assistance from GSFA, sized at 5.5%** of the Total Loan Amount.*

**Max Loan Amount for an FHA Loan under Assist-to-Own Program. (726,200 + 12,709 Upfront MI (UFMI) = $738,909*

Use of DPA - Guidelines



- Eligible Uses for DPA Funds
  - Down Payment
  - Closing Cost
  - Applied toward the 1st Mortgage
- DPA can be combined with
  - Homebuyer's cash
  - Gift funds from family/friend
  - Other programs (subject to guidelines)

EXAMPLE ONLY	
Sales Price	$752,539
Gift from family	$5,000
Borrower's Cash	$10,000
GSFA DPA	$26,339
Total Down	$41,339
1st Mortgage Loan	$711,200

Guidelines: Mortgage Loans / FICO & DTI

- 30-Year fixed rate 1st Mortgage Loans
  - FHA, VA, USDA
    - Purchases only
  - Conventional Freddie Mac HFA Advantage
    - Purchase or refinance
- Maximum 1st Mortgage Amount
  - $726,200
  - Loan amount can include upfront MI on FHA transactions
  - No purchase price limits



Occupancy and Property Guidelines

- Eligible Properties
  - Owner Occupied, Single-Family, 1-4 Unit Residences only, including
    - Agency approved condominiums
    - Planned unit developments (PUDs)
    - Manufactured housing
  - Properties NOT Allowed
    - NO co-ops
    - NO investment properties
    - NO recreational, vacation, nor second homes
- Eligible Jurisdiction
  - Anywhere in California



Guidelines: Mortgage Loans / FICO & DTI



- FICO Score Requirement
  - All Loan Types = 640 minimum
- Maximum Debt-to-Income (DTI) Ratios
  - FHA/VA/USDA
    - 45% maximum for FICOs below 680
    - Up to 50% for FICOs 680 and higher
  - Conventional
    - 1-2 Unit Properties = 50% maximum
    - 3-4 Unit Properties
      - 45% maximum for FICOs below 680
      - Up to 50% for FICOs 680 and higher

Guidelines: Income Limits

Mortgage Type	Limit/Info
FHA, VA loans	GSFA has no income limits
USDA Loans	GSFA follows Loan Agency guidelines
Conventional Loans Based on qualifying income only. Based on where the Property is located.	Income Limits are VERY flexible (Low-to-moderate income) Examples: Colusa, Butte, and Sutter Counties = $182,880 Placer and Sacramento Counties = $184,320 Note: Borrowers with income ≤ 80% AMI • More attractive pricing • Lower Mortgage Insurance Requirements/Cost

How to Get Started



Contact a GSFA Participating Lender

- Approved by GSFA
- Experienced in GSFA Programs
- Furnishes guidelines, interest rates and APRs
- Helps borrower determine which program/DPA is the best fit
- Processes applications
- Processes the loan

Additional Resources

- GSFA Website www.gsfahome.org
  - Program Information
  - List of ALL Participating Lenders
  - Educational Videos
  - Educational Events (Virtual & Live)
- GSFA Client Relations
  - M-F 8:00 AM – 5:00 PM PT
  - Toll-free: (855) 740-8422
  - Email: info@gsfahome.org

Our Goal is to Help Employees Build Financial Security Now



DPA, a Tool to Buy Now

- Home prices continue to rise
- Interest rates continue to rise
- Rents continue to rise
- How long will it take to save up for a cash down payment?

GSFA DPA Example *(from slide 7)*	
Sales Price	$752,539
3.5% Down Required on an FHA Loan	**$26,339**
If you saved $500 per month… length of time to save $26,339 =	52 months or 4.3 Years
Estimated Equity Increase(1) for 4.3 years	**$161,795**

(1) According to the California Association of REALTORS®, California's median home price is forecasted to rise 5.2 percent to $834,400 in 2022, following a projected 20.3 percent increase to $793,100 in 2021.

Don't Just Take Our Word…

"Journey To Homeownership" Video Series

Meet Christian Park, a Prosecutor for the County of Tulare District Attorney's Office, who just bought his first home with down payment and closing cost assistance from Golden State Finance Authority (GSFA).

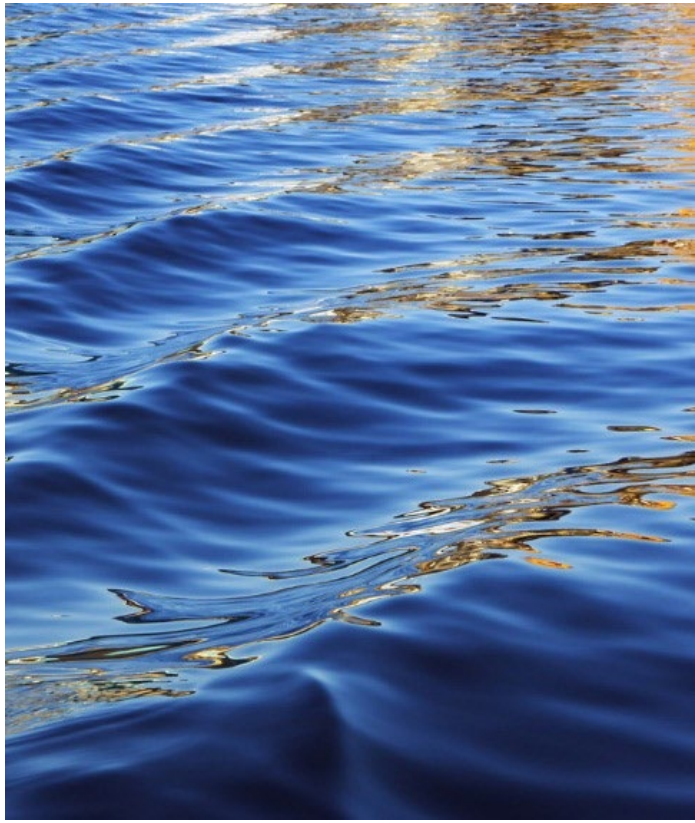
"It means having the American Dream. To own a piece of property, have a backyard, something that you can call your own," Christian said of how this recent experience has impacted him.



Christian Park, new homeowner with the help of the "Assist-to-Own" Program, 2023



We Hope You've Enjoyed this Presentation



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This presentation contains general program information, is not an offer for extension of credit nor a commitment to lend and is subject to change without notice. Complete program guidelines, loan applications, interest rates and annual percentage rates (APRs) are available through GSFA Participating Lenders.

The "Assist-to-Own" Down Payment Assistance Program is sponsored by GSFA, a duly constituted public entity and agency, and managed by National Homebuyers Fund, Inc., a non-profit public benefit corporation and Instrumentality of Government under Internal Revenue Service code section 115.

3005ATO- Employee Training

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