Imagine.



For more than 29 years, Golden State Finance Authority (GSFA) has helped Californians purchase homes by providing down payment and closing cost assistance.

Believe.

GSFA has helped more than 84,400 people purchase homes and provided over $647.3 million in down payment assistance.

Homeownership may be just around the corner for you too. Speak with a GSFA Participating Lender about whether the GSFA "Assist-to-Own" Program is the right fit for you.

Call Today to Get Started

(855) 740-8422

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Sacramento, CA 95814
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e-mail: info@gsfahome.org
web: www.gsfahome.org

*This brochure 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 Lake County "Assist-to-Own" Down Payment Assistance Program is made possible through a partnership between Golden State Finance Authority (GSFA), a duly constituted public entity and agency, and the County of Lake, a GSFA Member County.

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County of Lake "Assist-to-Own" Down Payment Assistance Program

It's the Dream. We're here to help you achieve it.

Down Payment and Closing Cost Assistance, up to 5.5% of the Mortgage Loan — for Employees of the County of Lake, CA



County of Lake “Assist-to-Own” Down Payment Assistance Program

If you are employed by the County of Lake, you may qualify for Down Payment Assistance (DPA), up to 5.5% , to help you purchase or refinance a home anywhere in California.

With down payment assistance, you may be able to purchase a home with little-to-no money out of pocket and/or much sooner than thought possible.

The County of Lake “Assist-to-Own” Program provides down payment and closing cost assistance (DPA), up to 5.5% of the Mortgage Loan Amount, combined with attractive interest rates for the Mortgage Loan itself.





Lake County, CA
Photo by Kathy Gee

You Don’t Have to Be a First-time Homebuyer



You Don’t Need Perfect Credit

GSFA has flexible guidelines* for the Program, making qualifying even easier.

- ◊ Employee doesn’t have to be a first-time homebuyer to qualify.
- ◊ FICO Score requirements as low as 640.
- ◊ Debt-to-Income Ratios as high as 50%.
- ◊ Single-family 1-4 unit residences, condominiums and townhomes are eligible.
- ◊ Variety of Mortgage Loan options (FHA, VA, USDA and Conventional Mortgage Loans).
- ◊ Purchase or refinance anywhere in California.

Is the Assistance Repaid Later?

The primary DPA is provided in the form of a deferred Second Mortgage, sized at 3.5% of the First Mortgage Loan amount. The Second Mortgage has a zero percent interest rate, which means no interest is accrued on the Second Mortgage and no monthly payments are required. **The Second Mortgage is due and payable upon sale or refinance of the First Mortgage or at the end of the 30-year Mortgage Term.**

Additional DPA is available in the form of a Gift, up to 2%, for a total of up to 5.5% in DPA for eligible borrowers. **The Gift funds have no repayment.**

“Assist-to-Own” down payment assistance is only available to individuals who are employed by County of Lake. Verification of employment with the County itself is required for eligibility.