Imagine...



Dream

For over 33 years, Golden State Finance Authority (GSFA) has been turning homeownership dreams into reality with innovative mortgage programs that combine competitive interest rates and valuable down payment and closing cost assistance.

GSFA has empowered more than 87,100 individuals and families to become homeowners—delivering over $685.2 million in down payment assistance and opening doors across California.

Believe.

Homeownership could be closer than you think. Connect with a GSFA Participating Lender to find out whether the "Assist-to-Own" Down Payment Assistance is the right fit for you.



MERCED COUNTY

Merced County, CA
a GSFA Member County

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

Get Started Today

(855) 740-8422

www.gsfahome.org/ATO

SCAN ME

GOLDEN STATE Finance Authority®

*This brochure provides general information and does not constitute an offer of credit or a lending commitment. Program details are subject to change without notice. Full program guidelines, loan applications, interest rates, and annual percentage rates (APRs) are available through GSFA Participating Lenders. The "Assist-to-Own" Down Payment Assistance is offered and administered by Golden State Finance Authority (GSFA), a public agency in California. "Assist-to-Own" is a specialized option within the GSFA Platinum Program, available exclusively to employees of GSFA Member Counties. Since Merced County is a GSFA Member County, its employees are eligible to participate. Copyright © 2026 PL77-ATO-Merced July 2026

"Assist-to-Own" Down Payment Assistance for Employees of Merced County

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

If you are employed by County of Merced, you may qualify for Down Payment Assistance, up to 5.5%, to help you purchase or refinance a home in California.



MERCED COUNTY

Merced County, CA
a GSFA Member County

Sponsored by

GOLDEN STATE Finance Authority®

“Assist-to-Own” Down Payment Assistance Program

If you are employed by County of Merced, you may be eligible for up to 5.5% in Down Payment and/or Closing Cost Assistance to help make homeownership a reality.



Example: Up to $33,000 in Assistance on a $600,000 First Mortgage

With the “Assist-to-Own” Assistance, you may be able to buy a home with little-to-no money upfront—and much sooner than you thought possible.

The program is flexible, compatible with FHA, VA, USDA, and Conventional loans, doesn’t require perfect credit, and is available to both first-time and returning homebuyers.

Homeownership may be closer than you think. Take the first step today.



Flexible Qualifying Guidelines*

- Available to both first-time and repeat homebuyers
- Eligible properties include 1–4 unit primary residences, condos, townhomes, and certain manufactured homes
- Credit challenges? No problem—minimum FICO score of just 640
- Generous Debt-to-Income (DTI) ratios up to 50% may qualify
- Low-to-moderate income limits – often higher than expected
- FHA, VA, USDA, and Conventional Mortgage Loan options available
- Purchase or refinance anywhere in California.

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



Merced County, CA — Photo by Gary Zahm

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



Will the assistance need to be repaid in the future?

The “Assist-to-Own” Down Payment Assistance is made up of both a deferred loan and a gift:

1. A deferred Second Mortgage loan equal to 3.5% of the First Mortgage loan amount. This loan comes with 0% interest and no monthly payments, and is only due upon sale or refinance of the home.
2. An additional Gift of up to 2%, which never has to be repaid.