




## FLORIDA HOUSING FINANCE CORPORATION PROGRAM DIAGRAM

FLORIDA HOUSING	FL "BOND"	TBA "NON-BOND"	HOMETOWN HEROES	ALL MORTGAGES
<p style="text-align: center;"><b>FIRST MORTGAGE PROGRAMS</b></p>	<p style="text-align: center;">Florida First (GOVT-FHA/USDA) for Bond</p>	<p style="text-align: center;">FL HFA FHLMC Advantage Conventional for TBA</p>	<p style="text-align: center;">Florida First (GOVT-FHA/USDA) for Bond</p>	<p style="text-align: center;">30 year Fixed Rate</p> <hr/> <p style="text-align: center;">&lt;80% AMI reduced MI on TBA programs</p>
	<p style="text-align: center;">FL HFA FHLMC Advantage Conventional for Bond</p>	<p style="text-align: center;">FL HFA FNMA Preferred Conventional for TBA</p>	<p style="text-align: center;">FL HFA FNMA Preferred for Bond</p>	<p style="text-align: center;">BOND considers ALL Household Income-lowest income limits</p> <hr/> <p style="text-align: center;">TBA Considers Only 1003 Income-higher income limits</p>
	<p style="text-align: center;">FL HFA FNMA Preferred Conventional for Bond</p>	<p style="text-align: center;">FL HFA FHLMC PLUS 3-4% Advantage Conventional for TBA</p>	<p style="text-align: center;">Florida First (GOVT-FHA/USDA/VA) for TBA</p>	
	<p style="text-align: center;">FL HFA FNMA PLUS 3/4% Preferred Conventional for Bond</p>	<p style="text-align: center;">FL HFA FNMA PLUS 3/4% Preferred Conventional for TBA</p>	<p style="text-align: center;">FL HFA FNMA Preferred for TBA</p> <p style="text-align: center;"><b>HOMETOWN HEROES</b></p>	<p style="text-align: center;">Note/Mortgage are exempt from Intangible/Doc Stamp Tax</p>

The FL "BOND" program considers household income and requires the borrower's and spouse's (even if spouse is not on the loan) last three year's tax returns or transcripts or a combination of the two to validate non-ownership. Household income would include the gross annual income of all occupants aged 18 and older.

The TBA "Non-BOND" program considers credit qualifying income and the 1003 to validate first time homebuyer eligibility. Florida Housing offers first mortgage conventional loan programs to eligible First Time Homebuyers. Borrower(s) are required to qualify as a First Time Homebuyer as defined below and satisfy the following requirements to be eligible to participate in a first mortgage program that offers down payment assistance.

The Hometown Heroes (FL HTH) is offered through our Bond and TBA (Non-Bond) Program. The occupational requirement will no longer apply to reservations made on or after July 1. Buyers must work a minimum of 35 hours a week or more. Buyers must work for an employer that is a FL based company, meaning the employer must have a brick and mortar location in FL. Veterans and Active Military are exempt from these requirements.

FLORIDA HOUSING	FL ASSIST (BOND OR TBA)	FL HELP (HLP) (BOND OR TBA)	FL PLUS FOR TBA (TBA ONLY)	HOMETOWN HEROES
<p><b>DOWN PAYMENT ASSISTANCE (DPA)</b></p> 	<p>\$10,000 on Government loans and Conventional loans towards Down Payment Assistance and Closing Costs</p> <p>Interest Rate-0%</p> <p>No Payments Required</p> <p>Payoff of DPA due upon Sale, Refinance, or conversion to Rental Property</p> <p>NOTE: Lower income limits to qualify than TBA</p>	<p>\$10,000 towards Down Payment Assistance and Closing Costs</p> <p>Interest Rate-3%</p> <p>Term-15 years</p> <p>Payment of \$69.06</p> <p>Balance of DPA due upon Sale, Refinance, or conversion to Rental Property</p>	<p>3-4-5% of Mortgage Amount towards Down Payment Assistance and Closing Costs</p> <p>Interest Rate-0%</p> <p>No Payments Required</p> <p>Forgiven after 5 years (20% per year)</p> <p>Balance of DPA due upon Sale, Refinance, or conversion to Rental Property</p>	<p>5% of Total Mortgage Amount (Min-\$10k/Max-\$35k) towards Down Payment Assistance and Closing Costs</p> <p>Interest Rate-0%</p> <p>No Payments Required</p> <p>Payoff of DPA due upon Sale, Refinance, or conversion to Rental Property</p>