

# CalHFA First-Time Homebuyer Program

California Housing Finance Agency, Since 1975

## Affordable 30-Year Fixed Rate Mortgage

- Down payment assistance available to 99% when using FHA loan with CHDAP program
- Minimum fico score of 640
- Must be a first time homebuyer (**defined as anyone that has not owned a home in the last three years**)
- **On a large enough loan amount where 6% maximum seller contribution\* covers all of the closing costs, the borrower would only need 1% of their own funds to close at a reduced rate**
- Single Family residence, condo and townhome (*no manufactured homes*)
- Homebuyer Counseling required
- Must be Owner Occupied
- Unpermitted property additions not allowed
- Income and sales price limits apply

### INCOME LIMITS for CHDAP by county

#### Los Angeles

Family of 1: \$51,550  
Family of 2: \$58,900  
Family of 3: \$66,250  
Family of 4: \$73,600

#### San Bernardino/Riverside

Family of 1: \$50,350  
Family of 2: \$57,500  
Family of 3: \$64,700  
Family of 4: \$71,900

#### Orange

Family of 1: \$67,850  
Family of 2: \$77,500  
Family of 3: \$87,200  
Family of 4: \$96,850

For income limits in other areas and for other CalHFA programs:

<http://tinyurl.com/3765mxm>



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