



## CBCMA Provides Down Payment Assistance on FHA and Conventional Loans

CHENOA FUND IS AN affordable housing program provided through CBC Mortgage Agency (CBCMA), a federally chartered governmental entity. CBCMA specializes in providing financing for loans under FHA and conventional guidelines.

CBCMA has a mission to increase affordable and sustainable homeownership, specifically for creditworthy, low- and moderate-income individuals. CBCMA partners with reputable mortgage lenders on a correspondent basis to provide loans for qualified home buyers. CBCMA has several program options to choose from that include down payment assistance in the form of second mortgages on:

- Conventional loans
- FHA insured loans

### Chenoa Fund Down Payment Assistance Loans

While many people do manage to purchase a home by saving for a down payment over a period of years, increasing home prices and stagnant or low wages can make this quite difficult. By helping responsible home buyers to overcome the challenge of the minimum investment required for a mortgage, CBCMA is helping to create healthy communities by improving the balance between home ownership and other types of housing. This way, new

homeowners can start now building equity for their future, rather than potentially waiting for years to save a down payment while home prices may become even more unaffordable.

Chenoa Fund provides the down payment to assist you with a home purchase. There are no first-time borrower requirements. The following are the primary programs offered by CBCMA.

### FHA Loans

**Chenoa Fund DPA Edge: Soft Second Product.** With this program, you receive a 30-year term, 0% interest rate, no monthly payment, second mortgage. You will need to meet the minimum credit score of 620 and have a qualifying household income equal or less than 115% of the median income for the county in which the you will live. The loan is forgiven when you make 36 consecutive on-time payments on the first mortgage.

**Chenoa Fund Edge Repayable Second Product.** With this program, you are not required to meet a household income threshold. There are two options for a repayable second. You can choose a 10-year repayable second at 0% interest rate or a 30-year repayable second at 5% interest rate. You will need to meet the minimum credit score of 620.

**Chenoa Fund Rate Advantage Program.** With this program, you are able to lock their first mortgage at market comparable rate. You will need to meet the minimum credit score of 640, have a debt to income ratio of 50% or less, and have a qualifying household income equal to or less than 115% of the median income for the county in which you will live.

### Conventional Loans

CBCMA offers down payment assistance to those who qualify for a 97% LTV conventional first mortgage under Fannie Mae's HomeReady<sup>®1</sup> program for low to moderate income borrowers, with expanded eligibility for homes in low-income communities.

\* Neither the Chenoa Fund, CBCMA nor any of their products are approved by or affiliated with Fannie Mae. It is the originating lender's responsibility to ensure that the use of CBCMA second mortgages, the CBCMA first mortgage, and combination of the CBCMA first and second mortgages are compliant with Fannie Mae requirements.

CBCMA Does Not Originate Mortgage Loans. This is not an offer to lend money nor a solicitation of a mortgage application by CBCMA.

- 1 • HomeReady<sup>®</sup> is a registered trademark of Fannie Mae.
- 2 • CBCMA's correspondent guidelines include additional overlays to the HomeReady<sup>®</sup> program.

If you do not fit the HomeReady<sup>®</sup> criteria but may not have the resources for a larger down payment on a home purchase, you may still qualify for the standard conventional 97% loan-to-value program and receive assistance from CBC Mortgage Agency for the down payment and some closing costs.

There are no household income limits under a conventional standard 97% LTV program. You will need to meet minimum credit score of 640 and all other guidelines for the conventional standard 97% LTV or HomeReady<sup>®</sup> programs. CBCMA's correspondent guidelines may include additional overlays to the HomeReady<sup>®</sup> program.<sup>2\*</sup>

If you would like more information about this program, please contact our program development team.

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