



ORANGE COUNTY  
**HOUSING FINANCE AUTHORITY**  
 2211 E. HILLCREST ST.  
 ORLANDO, FL 32803

## All Homeownership Program Requirements

### HOMEBUYER EDUCATION COURSE

Applicant(s) must complete an approved homebuyer education course. Courses are available online or in a classroom setting.

For a list of approved classroom or online courses visit our website: [www.ochfa.com](http://www.ochfa.com)

### RESIDENTIAL STATUS

Homebuyers must be a Florida Resident.

### PARTICIPATING LENDERS

OCHFA does not lend money directly to applicants. The Authority uses approved, private lenders to qualify applicants and make all mortgage loans. The Authority pools its closed loans, and they are securitized as GNMA certificates, and are sold to investors or OCHFA.


The following is a list of OCHFA's most active lenders:

- Bank of England
- Fairway Independent Mortgage Co.
- FBC Mortgage
- Hamilton Funding Group
- Land Home Financial Services Inc
- Waterstone Mortgage Corporation



For more information and to contact an approved lender call Frantz Dutes at **407-894-0014** or email [fdutes@ochfa.com](mailto:fdutes@ochfa.com)

## ORANGE COUNTY HOUSING FINANCE AUTHORITY Homebuyer Programs



Central Florida  
**Homebuyers Dream Program**



Central Florida  
**Housing Opportunities Program**

### Program Features

- 30-Year Fixed Rate Mortgage
- FHA/ VA/ USDA/ Conventional Loans
- No Discount Points
- Up to \$7,500 available in Down-Payment Assistance and/or Closing Cost Assistance



**WHO IS ELIGIBLE**

A first-time homebuyer who has not owned a home or co-signed a mortgage within the last three (3) years.

**CREDIT SCORE**

Applicant(s) must have a minimum FICO mid-score GREATER than 640.

**PURCHASE PRICE LIMITS**

The purchase price of the home CANNOT exceed the following limits:

Non-Targeted Area ..... \$ 294,600  
Targeted Area ..... \$ 360,067

**INCOME LIMITS**

The applicants total household income CANNOT exceed the following limits:

Non-Targeted Areas	Targeted Areas	
	Household Size	Max Income
1-2 Person(s) .....	\$ 72,700	\$ 87,240
3+ Persons.....	\$ 83,605	\$ 101,708

**MORTGAGE PRODUCTS**  
FHA, VA, or USDA (only)

**ELIGIBLE/ INELIGIBLE PROPERTIES**

The property must serve as the first-time homebuyer’s principle residence, in either Orange, Lake, Osceola or Seminole County, and must include one of the following housing types:

**Eligible** ..... Single-Family/ Townhouse/ Condo/ Duplex  
**Ineligible** .... Mobile Home/ Manufactured Home

**PROGRAM BENEFITS**

- 3.375%** Fixed 30-Year Interest Rate
- 100% Financing available
- No Intangible Taxes
- No Doc Stamp Fees
- Up to \$7,500 is available in Down-Payment Assistance (DPA)

The DPA provided is an Interest Free (0%) loan, payable at the end of 30-years. If the home is sold, refinanced or the borrower fails to occupy the home as their primary residence prior to 30-years, repayment of the total loan amount is required.

**WHO IS ELIGIBLE**

A homebuyer interested in purchasing in Central Florida. You DO NOT have to be a first-time homebuyer to qualify for this Program.

**CREDIT SCORE**

Applicant(s) must have a minimum fico mid-score GREATER than 640.

**PURCHASE PRICE LIMITS**

The maximum purchase price or loan amount CANNOT exceed \$ 311,881.

**INCOME LIMITS**

The applicant(s) 1003 Loan Application income cannot exceed \$ 82,600.

**MORTGAGE PRODUCT**

Conventional Loan (only)

**ELIGIBLE/ INELIGIBLE PROPERTIES**

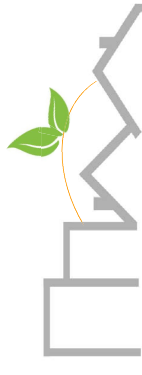
The property must serve as the homebuyer’s principle residence, in either Orange, Lake, Osceola or Seminole County, and must include one of the following housing types:

**Eligible**..... Single-Family/ Townhouse/ Condominium  
**Ineligible**..... Duplex/ Mobile Home/ Manufactured Home

**PROGRAM BENEFITS**

- Competitive Fixed 30-Year Interest Rate
- Up to 105% Loan to Value
- Higher income and purchase price limits
- Lower monthly private mortgage insurance costs
- Up to \$7,500 available in Down Payment Assistance (DPA)

The DPA provided is an Interest Free (0%) loan, payable at the end of 30-years. If the home is sold, refinanced or the borrower fails to occupy the home as their primary residence prior to 30-years, repayment of the total loan amount is required.



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