

IMPACT FINANCE GAP LOAN GUIDELINES

Eligible Borrower	Individuals and Families
Eligible Property Types	Single Family, Townhomes, Condos, Must be Owner-Occupied
Ineligible Property Types	2-4 unit attached and detached single family homes and lot. Manufactured mobile homes. Rental property (non-homesteaded)
Lending Area	Olmsted, Dodge, Mower, Freeborn, Wabasha, Winona, Goodhue, Houston, Fillmore
Income Limits	Low to Moderate Income: Follow current MN Housing Household Income Guidelines and Fannie Mae Income Verification Guidelines. www.mnhousing.gov
Loan Amounts	Up to \$10,000 to cover closing costs and/or down payment assistance. Lender determines the need for borrower. Borrower may not receive Funds/Cash back at closing
LTV/CLTV	LTV: Minimum 95%; Maximum 100% American Dream & 97% Fannie Mae CLTV: Maximum 105%
Required Borrower Funds	Borrower(s) need to invest a minimum of \$500 of their own funds towards purchase (includes earnest funds)
Rates	2% Interest amortized up to 10 years* Longer terms considered on a case by case basis by the Lender. *For borrower(s) with higher ratios that need this debt excluded in order to qualify, the first payment can be deferred up to 3 years, then fully amortized for 10 years at 2.5% interest
Fees	\$300 One-Time Administration Fee
Payments	Monthly Payments Direct Payments (ACH Debits) or Bank Bill Pay No Cash accepted
Home Buyer Education	All first time homebuyers are required to attend Home Stretch Classes. Applicants previously owning a home may be eligible to waive the classes.