

Imagine.

GSFA Member County — "Assist-to-Own"
Down Payment Assistance Program

It's the Dream.
We're here to help
you achieve it.

Call Today to
Get Started

Down Payment and Closing Cost Assistance,
up to 5.5% of the Mortgage Loan —
for Employees of GSFA Member Counties

(855) 740-8422



For more than 30 years, Golden State Finance Authority (GSFA) has helped Californians purchase homes by providing down payment and closing cost assistance.

Believe.

GSFA has helped more than 84,5900 people purchase homes and provided over \$649.7 million in down payment assistance.

Homeownership may be just around the corner for you too. Speak with a GSFA Participating Lender about whether the GSFA "Assist-to-Own" Program is the right fit for you.



*This brochure contains general program information, is not an offer for extension of credit nor a commitment to lend and is subject to change without notice. Complete program guidelines, loan applications, interest rates and annual percentage rates (APRs) are available through GSFA Participating Lenders.

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GSFA Member County "Assist-to-Own Down Payment Assistance Program"

If you employed by one of the GSFA Member Counties (see map below), you may qualify for Down Payment Assistance (DPA), up to 5.5%, to help you purchase or refinance a home in California.

With down payment assistance, you may be able to purchase a home with little-to-no money out of pocket and/or much sooner than thought possible.

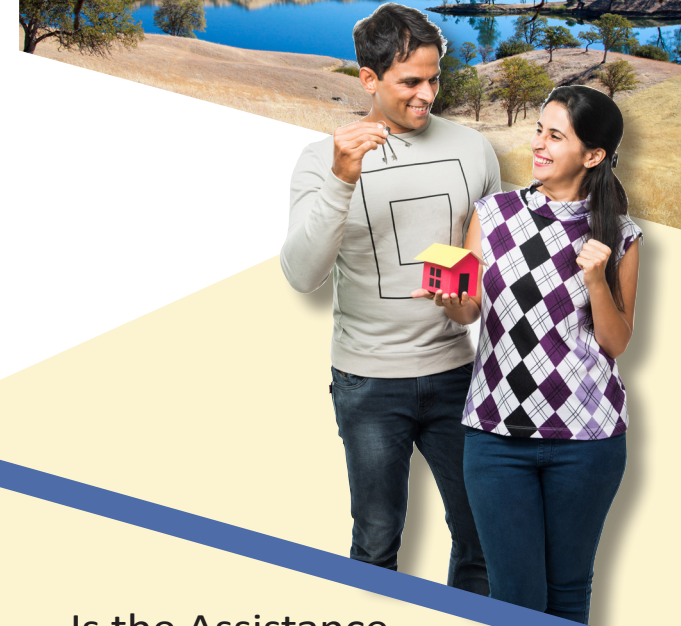
The GSFA Member County "Assist-to-Own" program provides down payment and closing cost assistance (DPA), up to 5.5% of the Mortgage Loan Amount, combined with attractive interest rates for the Mortgage Loan itself.



Colusa County, CA
Photo by Elvira Guérriz



You Don't Have to Be a First-time Homebuyer



You Don't Need Perfect Credit

GSFA has flexible guidelines* for the Program, making qualifying even easier.

- ◇ Employee doesn't have to be a first-time homebuyer to qualify.
- ◇ FICO Score requirements as low as 640.
- ◇ Debt-to-Income Ratios as high as 50%.
- ◇ 1-4 unit residences, condos, townhomes and manufactured homes are eligible.
- ◇ Variety of Mortgage Loan options (FHA, VA, USDA and Conventional Mortgage Loans).
- ◇ Purchase or refinance anywhere in California.



Is the Assistance Repaid Later?

The primary DPA is provided in the form of a deferred Second Mortgage, sized at 3.5% of the First Mortgage Loan amount. The Second Mortgage has a zero percent interest rate, which means no interest is accrued on the Second Mortgage and no monthly payments are required. The Second Mortgage is due and payable upon sale or refinance of the First Mortgage or at the end of the 30-year Mortgage Term.

Additional DPA is available in the form of a Gift, up to 2%, for a total of up to 5.5% in DPA for eligible borrowers. The Gift funds have no repayment.

"Assist-to-Own" down payment assistance is only available to individuals who are employed by one of the GSFA Member Counties (a County Employee). Verification of employment with the County itself is required for eligibility.