

Your Guide to VHFA Loans

Affordable Homes for a Sustainable Vermont.



Who Is VHFA?

VHFA's mission is to finance and promote affordable, safe and decent housing opportunities for low and moderate income Vermonters.

The Vermont Housing Finance Agency (VHFA) is a not-for-profit organization that helps low and moderate income Vermonters obtain affordable mortgages. VHFA offers multiple homeownership programs through participating lenders including local banks, credit unions and mortgage companies. VHFA helps Vermonters without using state tax dollars.

Since 1974, VHFA has helped approximately 27,000 Vermonters and their families purchase primary residences. In addition, VHFA has provided financing, development and management support for over 8,400 units of multi-family rental housing.

VHFA believes in opening doors so Vermonters can find the home that's right for them.



How Can VHFA Help?

VHFA offers straightforward mortgage loan programs for low-to-moderate-income Vermonters that are affordable, fixed rate and have transparent fees.



Conventional Home Loans

If you are looking to live in a single-family home, condominium or existing duplex, Conventional products can provide you with a fixed-rate, 30-year term loan. The plan includes a low down payment and borrower contribution.



Government Guaranteed Loans

If you are a veteran, living in a rural area, or need the flexibility of a FHA loan, Government products can provide you with a fixed-rate, 30-year term loan. The plan includes a low down payment and borrower contribution, and may allow up to 100% financing in some cases.



Down Payment and Closing Cost Assistance

One of the most common barriers to owning a home is saving for down payment and closing costs. VHFA offers ASSIST Grants that can help you with closing expenses and potential down payment requirements.



Mortgage Credit Certificates

A major benefit of owning a home is your ability to deduct mortgage interest paid annually on your taxes. Mortgage Credit Certificates provide a unique way to ensure more of the interest you pay on your mortgage can benefit you annually during tax season. Mortgage Credit Certificates are only available to Vermonters through VHFA.



Property Transfer Tax Exemption

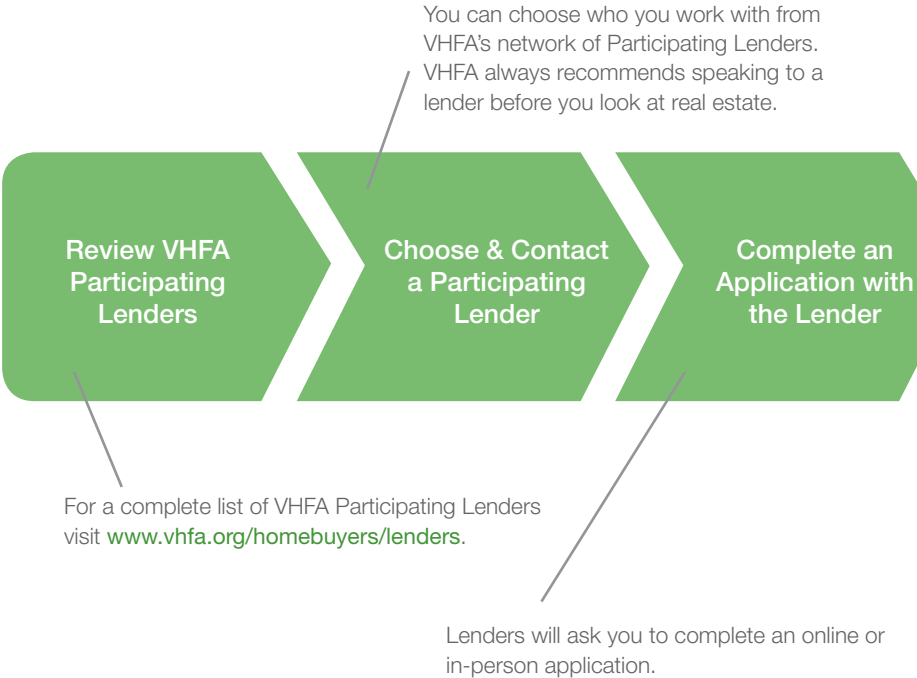
All VHFA borrowers are exempt from paying the Vermont Property Transfer Tax on the first \$110,000 of the purchase price. This means that you can save up to \$625 through a property tax exemption that is only available to VHFA borrowers. The standard tax rate is due on any amount above the first \$110,000.

To learn more, call us at **802.864.5743**
or visit www.vhfa.org.



How It Works

VHFA does not pre-qualify or issue pre-approvals for borrowers or take applications. Here's how the application process works and the steps you need to follow:



Ready to get the keys and make the next home you live in your own? VHFA can help you get there.

Your Lender will help you determine which VHFA loan option best fits your need.

Work with Lender to choose a VHFA Program that is best for you

Your Lender will work directly with VHFA to set the final loan terms

Close on your new home!

Lenders will work through VHFA to set the terms and prepare your loan for closing.

To learn more, call us at **802.864.5743** or visit www.vhfa.org.



Who is Eligible?

All borrowers and non-borrowing spouses must meet VHFA's program eligibility requirements. Your lender will determine whether you are eligible for a loan program and the loan amount you are eligible for. Go to www.vhfa.org for details.

Have No Ownership Interest

VHFA offers programs that serve first-time homebuyers and non-first-time homebuyers. Some VHFA loan options do not have a first-time homebuyer requirement regardless of the county you are purchasing in. Program options that include the first-time homebuyers requirement are limited to buyers who have not had an ownership interest in a principal residence in the past three years. This requirement does not apply to veterans who have served within the last 25 years, to buyers of a property in Burlington's Census Tract 4, or to buyers in the following counties: Essex, Caledonia, Franklin, Lamoille, Orange, Orleans, Rutland, Washington or Windham. Visit www.vhfa.org/programs for more information.

Occupy a Primary Residence

Borrowers must take occupancy of the property as a primary residence within 60 days after closing and continue to occupy for the entirety of the loan.

Meet Income Limitations

The income of all borrowers and non-borrowing spouses must be within the VHFA program income limits in effect at the time of application. To check whether your income qualifies for the VHFA program you are interested in, call us at 802.864.5743 or visit www.vhfa.org/homebuyers/limits.

Have No Other Real Estate Interest

Borrowers and non-borrowing spouses must not have an ownership interest in other real estate at the time of purchase, with limited exceptions. If you own other property, call 802.864.5743 to determine your eligibility.

Meet Purchase Price Limitations

The purchase price must be within the VHFA price limit in effect at the time of application. Purchase price limits may vary by program, for more information call us at 802.864.5743 or visit www.vhfa.org/homebuyers/limits.

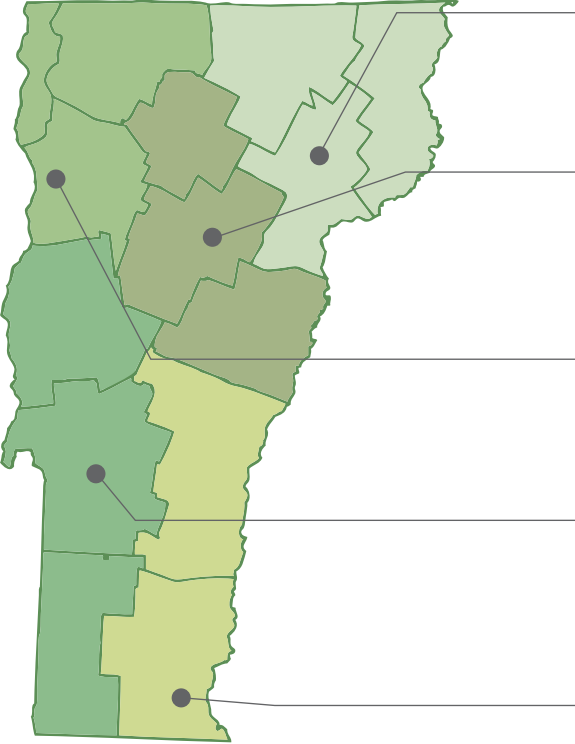
Find an Eligible Property

The property cannot include more than 15 acres of land. Two-unit properties must be existing and have been occupied as a residence for the past five years. VHFA does not finance manufactured homes at this time.

How Can I Learn More?

Like many people, maybe you dream of owning a home but don't know where to begin. It's one of the most important purchases you'll ever make, so to make sure you do it right, contact a Vermont Housing Finance Agency representative.

In addition to VHFA, Vermont has various not-for-profit groups that help guide prospective homebuyers through the process. These groups provide classes and educational support on topics like home purchase budgeting, foreclosure prevention and mobile home repair. See the map below to identify the local housing group in your county.



RuralEdge
48 Elm Street, PO Box 259
Lyndonville, VT 05851
(802) 535-3555
www.ruraledege.org

**Central Vermont
Community Land Trust**
107 North Main Street,
Barre, VT 05641
(802) 476-4493
www.cvclt.org

Champlain Housing Trust
88 King Street
Burlington, VT 05401
(802) 862-6244
www.getahome.org

**NeighborWorks®
of Western Vermont**
110 Marble Street
West Rutland, VT 05777
(802) 438-2303
www.nwwvt.org

**Windham & Windsor
Housing Trust**
68 Birge Street
Brattleboro, VT 05301
(802) 254-4604
www.w-wht.org

To learn more, call us at **802.864.5743**
or visit www.vhfa.org.

Disclaimer: Other terms and conditions may apply, restrictions are subject to change.



Need more information?

Visit www.vhfa.org

Email VHFA Staff homeownership@vhfa.org

Call VHFA Staff 800-339-5866



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