

# STEP FORWARD DOWN PAYMENT ASSISTANCE (DPA) LOAN PROGRAM HIGHLIGHTS - STATEWIDE

**LAUNCH DATE - OCTOBER 8, 2018**

Step Forward Down Payment Assistance (DPA) is a federally-funded forgivable down payment assistance loan program offered in 61 eligible zip codes in 10 Michigan counties. The Step Forward Program has allocated \$20 million to the Step Forward DPA program. Funds are limited and are available on a first-come, first-served basis.

This loan program will assist in neighborhood stabilization and promote homeownership in areas of the state that still reflect high rates of delinquency and foreclosure, negative equity, bank-owned properties (REOs) and short sales.

The Step Forward DPA forgivable loan is \$15,000 and must be used in conjunction with a MSHDA MI Home Loan for down payment, closing costs, prepaids and escrows on the purchase of a single-family principle residence.

**Funds Available**  
**\$20 million**

**Available Areas in Michigan**  
**61 eligible zip codes**

**Program Launch Date**  
**October 8, 2018.**

## First Mortgage

Must be a MSHDA MI Home Loan FHA, VA, RD Guaranteed or conventional loan. MSHDA MI Home Loan guidelines apply. Borrowers must use a MSHDA approved lender: [MSHDA Experienced Lender List](#)

Details at [www.MichDownPayment.com](http://www.MichDownPayment.com) and [Lender Online](#) (password required)

## Second Mortgage

Step Forward DPA forgivable loan is \$15,000 (MSHDA MI Home Loan Single Family DPA guidelines apply)

## Terms

0% interest rate, no monthly payments, five-year term, forgiven 20% per year. The lien is discharged after the 5th year if the purchasers still own and occupy the property as their primary residence.

## Down Payment Assistance

\$15,000 second mortgage is applied toward down payment, closing costs, prepaids and escrows of the MSHDA MI Home Loan first mortgage.

## Asset Limit

\$10,000 in liquid cash assets (retirement accounts do not count toward asset limit)

## Income

MSHDA MI Home Loan income limits apply and are based on total household income. Income limits vary by county and the number of members in the household, with limits set between \$67,300-\$130,340.

Details at [www.MichDownPayment.com](http://www.MichDownPayment.com) and [Lender Online](#) (password required)

## Purchase Price

\$224,500, consistent with MSHDA MI Home Loan statewide purchase price limit

## Credit Score

640 minimum credit score; 660 minimum credit score on manufactured homes

## Homebuyer Education

A Homebuyer Education Certificate of Completion is required for each borrower and must be obtained from a [MSHDA HEP Housing Education Agency](#) or a [Michigan-based HUD-Approved Agency](#). Online Homebuyer Education is available and must be provided by [eHomeAmerica](#) or [Framework](#).

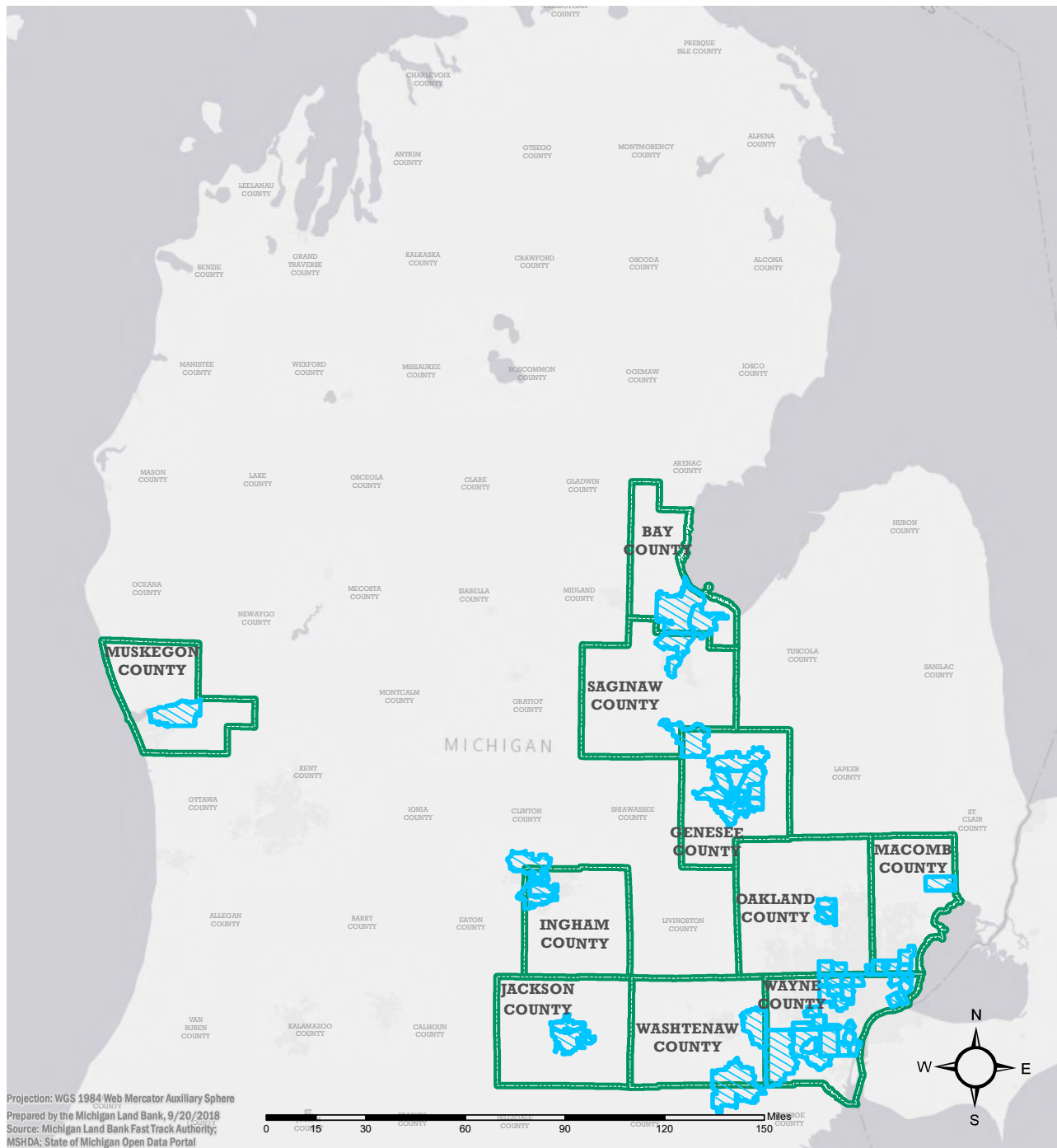
Details at [www.MichDownPayment.com](http://www.MichDownPayment.com).

## Requirement

Borrowers who have received a mortgage loan from any other Step Forward Michigan program are not eligible for the Step Forward DPA.

## Additional Documentation

Dodd Frank Certification must be signed by each borrower stating that they have not been convicted within the last 10 years of a mortgage or real estate related felony, larceny, theft, fraud, forgery, money laundering or tax evasion.



Bay	Genesee	Ingham	Jackson	Macomb	Muskegon	Oakland	Saginaw	Washtenaw	Wayne
48706	48457	48906	49202	48015	49442	48030	48602	48160	48111 48214
48708	48458	48910	49203	48021		48033	48604	48198	48122 48215
	48503	48911	49254	48048		48075			48125 48219
	48504	48912		48066		48340			48135 48221
	48506	48915		48089		48341			48141 48223
	48507			48091		48342			48146 48224
	48509								48174 48225
	48519								48180 48227
	48529								48184 48228
	48532								48192 48235
									48195 48239
									48205 48240