



Helping to Own – IHFA H2Own

Highlights

- First-time homebuyers only, unless purchasing in a targeted area
- FHA 30-Year fixed loans only
- 100% LTV
- Down Payment Assistance (DPA)
 - 3.5% of the lesser of purchase price or appraised value
 - Doesn't have to be re-paid
 - This is entered as a Gift
- Cannot use Mortgage Tax Credit (MCC)
- Income limits
- Minimum credit score – 660
- Reservation fee - \$100
- [2017 Helping to Own \(H2O\) Program Guide](#)

Encompass Setup

- Borrower Summary
 - Loan Program = IHFA FHA Fixed
 - Closing Costs = IHFA H2O Program

Transaction Details	
Lender	Hallmark Home Mortgage, LLC
Loan Program	IHFA FHA Fixed
Closing Cost	IHFA H2O Program

- Special Product Type = IHFA H2Own

HHM Loan Type	Retail
Special Product Type	IHFA H2Own

- 1003 P1
 - Source of Downpayment = FHA – Gift – Source Government Assistance
 - Explanation of Down Payment = IHFA H2Own

Source of Down Payment	FHA - Gift - Source Government Assistance
Explanation of Down Payment	IHFA H2Own

- 1003 P2
 - Assets – Checking & Savings
 - Add Bank with Bank Name = H2Own Gift
 - Type of Account = Gift Total or Gift Not Deposited
 - Enter amount of Grant (gift)

Quick Entry - VOD

VOD			
Belong To	Bank/S&L/Credit Union	Balance	
Borrower	H2Own Gift	4,200.00	

From...

Title	Training	<input type="checkbox"/> Print user's name as title
Phone	260-497-1206	
Fax	260-469-0913	

Account Information

Account Type	Account in Name of	Account Number	Balance
Gifts Not Deposited	Smith, Julie		4,200.00

- HUD-92900LT FHA Loan Transmittal – Gifts section
 - Source/EIN = IHFA H2Own
 - Check the Gov't box
 - Amount of Gift = amount of Grant (gift)

Gifts	<input type="checkbox"/> Seller Funded DAP
1. Source / EIN	IHFA H2Own
<input checked="" type="checkbox"/> Gov't	<input type="checkbox"/> NP <input type="checkbox"/> Family
<input type="checkbox"/> Other	
Amount of Gift	4,200.00