

## Down-Payment Assistance Products – Central Iowa

Iowa Finance Authority - <https://www.iowafinance.com/homeownership/down-payment-programs/>

Iowa Finance has two down-payment assistance programs, *FirstHome* for first-time homebuyers, and *Homes for Iowans*, for first-time and repeat homebuyers. Borrowers can access them either as a \$2500 grant (no repayment) *OR* a secondary loan up to \$5000, which must be repaid when you sell, refinance, or pay off your first (main) mortgage. *These programs cannot be combined.* Your lender will apply for this funding for you; you can find participating lenders here: <https://www.iowafinance.com/find-lender-realtor/>. Other basic requirements include:

- Debt-income ratio below 45%
- Credit score above 640 (non-traditional credit considered when borrower has no credit score)
- Must move into property and maintain it as your primary residence within 60 days of closing

Federal Home Loan Bank of Des Moines - <https://www.fhlbdm.com/products-services/affordable-housing/homestart/>

Federal Home Loan Bank of Des Moines' Home\$tart program makes funding available the first business day of January, April, July, & October. This \$7500 amount of assistance is forgivable if you remain in the house for 5 years (if you sell or refinance in this time, you must repay a prorated amount of the assistance). Your lender will apply for this funding for you; you can find participating lenders here: <https://www.fhlbdm.com/member-support/member-directory/>. Other requirements include:

- Must be first-time homebuyer
- Household must be below 80% of area median income (AMI)
- No credit score or debt-income ratio requirements
- Must move maintain property as your primary residence

Additionally, Native American, Native Alaskan, and Native Hawaiian households are eligible for assistance through the Native American Housing Initiative (NAHI). All other eligibility requirements are the same.

Neighborhood Finance Corporation - <https://neighborhoodfinance.org/down-payment/>

Neighborhood Finance offers three assistance options, two of which can only be accessed with a primary mortgage from Neighborhood Finance, to purchase a house in an eligible neighborhood (their lending map can be found here: <https://neighborhoodfinance.org/des-moines-map/>).

*Reinvest Down Payment Assistance*

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- \$10,500 0%-interest loan which is *deferred*, that is repayable when the house is sold, or the mortgage is paid off, or refinanced
- Household must be below 100% of area median income (AMI)
- Funds can be used for down-payment or closing costs

### *Closing Cost Assistance*

- \$2500 0%-interest loan which is forgivable if you if you remain in the house for 5 years without selling or refinancing.
- Household must be below 80% AMI
- Funds can be used for closing costs only

*Journey to Homeownership (J2H) Down Payment Program* – a targeted lending program for African-American homeowners

- \$10,500 (or \$15,000 in *core neighborhoods*) 0%-interest deferred loan, repayable when the house is sold, or the mortgage is paid off or refinanced.
- Household must be below 100% AMI
- Funds can be used for down-payment or closing costs
- Primary loan can be from NFC or a partner institution. Read more about partner lenders and the program here:  
<https://neighborhoodfinance.org/journey-to-homeownership/>.