



metroDPA is a special down payment assistance program for low and moderate-income individuals and families that seeks to bring the dream of home ownership within reach. We know that lacking the funds for a down payment and closing costs is often a barrier to home ownership. The program provides down payment assistance as a zero-interest, forgivable 2nd mortgage. As you apply for a 30-year fixed rate mortgage, we help with down payment and closing cost assistance of up to 5% of your loan! A revolving pool of \$50 million to support this program. As the funds are revolving, the program will remain in place for the foreseeable future, as long as demand continues.

How do I get started?

Contact a participating lender, tell them that you're interested in the "metroDPA program," and begin the process today to become the metro area's newest homeowner! A list of participating lenders is provided below.

Do I have to pay back the 2nd loan down payment assistance in the future?

No! As long as you remain in your home, do not refinance, and make three years of mortgage payments, your 2nd loan is completely forgiven. This is your incentive to take the exciting step to apply and qualify for a home mortgage.

How do I find out whether I qualify?

Your lender will help you explore your specific income, debt, and credit factors. Unlike previous mortgage assistance programs you may have heard of, there is no requirement that you be a first-time buyer.

Your income cannot exceed \$134,850.

You will need to attend a free homebuyer counseling class that will better prepare you for and inform you about homeownership.

Do I still need to meet other guidelines?

Yes, as with any mortgage, you do need to meet the standard loan guidelines.

This program asks that you have a minimum FICO score of 640 and a maximum debt-to-income ratio of 45, and we also require that you complete a HUD-approved homebuyer education.

And even though a significant portion of your down payment will be supported by this program, you may need to bring some cash to the closing on your own.

For example, a house you might purchase for \$300,000 might require 5% as the down payment plus closing costs, or \$15,000. This program would grant you \$14,250 of that amount, but you would need to contribute \$750.

Where do I get this free homebuyer counseling--the education that you require?

There are a number of nonprofit organizations that provide this service. You may select any certified provider of this training based on its location and convenience to your home or work.

[Denver Housing Authority](#), (720) 956-3806

codonn@denverhousing.org

DHA's mission is to serve the residents of Denver by developing, owning, and operating safe, decent and affordable housing in a manner that promotes thriving communities. Their goal is for every individual or family to have quality and affordable housing, in communities offering empowerment, economic opportunity, and a vibrant living environment.

[Southwest Improvement Council](#), (303) 934-2181

SWIC's mission is to empower people, improve the quality of their lives, and advance human rights by tackling challenging community issues at little or no cost to customers. SWIC is dedicated to serving the people of southwest Denver by providing a variety of services.

[Brothers Redevelopment, Inc.](#), (303) 202-6340

Brothers Redevelopment, Inc. is a local, non-profit housing redeveloper, founded in 1971 by a Mennonite minister, a Lutheran minister, and a Catholic layperson. Since then, the agency has concentrated on programs that allow low-income elderly and disabled persons to continue living independently in their homes and communities.

[Northeast Denver Housing Center](#), (303) 377-3334

Northeast Denver Housing Center (NDHC) purchases, rehabilitates and sells homes to low- and moderate-income families located in Denver. The NDHC lease-purchase "Homeownership incubation program" allows families to move into the homes they intend to buy and work on their "bankability" with the help of NDHC housing counselors.

[Del Norte Neighborhood Development Corporation](#), (303) 477-4774 ext. 18

Del Norte helps build quality, affordable housing; maintains and upgrades existing housing; and assists economic growth through employment and entrepreneurial opportunities to benefit low- and moderate-income families and individuals. Del Norte has several assistance services ranging from a \$1,000 closing grant to a \$10,000 deferred loan.

[Boulder County Housing & Financial Counseling Program](#), (720) 564-2279

Homebuyer education and financial assistance for residents throughout the county. Part of Boulder County Housing & Human Services, with offices in Boulder and Longmont.

[Colorado Housing Assistance Corp.](#), (303) 572-9445

Colorado Housing Assistance Corporation (CHAC) offers down-payment assistance and homebuyer education classes for first-time home buyers. Down payment assistance comes in the form of a low-cost loan, and borrowers are required to contribute at least \$1,000 of their own funds toward their down-payment and closing costs. CHAC's homebuyer education classes introduce first-time homebuyers to special assistance programs and below market rate loans.

[Colorado Housing and Finance Authority](#), (303) 297-2432

Colorado Housing and Finance Authority (CHFA) provides funds to finance the places where people live and work throughout Colorado. CHFA has been making dreams come true for over 30 years. CHFA offers low-interest loans, home buyer education classes and additional resources to help you with the purchase of your new home.

[NEWSED Community Development Corporation](#), (303) 534-8342

NEWSED CDC offers services for home buyers including down-payment assistance and homebuyer education. Low-interest loans and Individual Development Accounts (IDA) are provided to assist with down payment and closing costs. IDAs are savings accounts that are matched for down payment and closing costs. Borrowers must contribute at least \$1,000 of their own funds. NEWSED CDC offers monthly homebuyer education workshops and one-on-one counseling. It also provides foreclosure prevention.

In addition, any HUD approved housing counseling agency is acceptable. For a complete list of agencies, visit <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>.

What sorts of homes or properties can I purchase?

- Single-family, detached house
- Condominium or townhome
- Duplex

You must occupy the home as your primary residence. We do not have a limit on the property price beyond what your lender believes you can qualify for. *Note: This program does not include refinancing of properties you already own.*

Where should the home I buy be located?

At this time, any home in Denver, Arvada, Aurora, Bennett, Boulder, Brighton, Broomfield, Castle Rock, Centennial, Commerce City, Dacono, Edgewater, Englewood, Firestone, Golden, Lakewood, Littleton, Parker, Sheridan, Thornton, Westminster, or Wheat Ridge can be purchased through this program; the home must be within the incorporated city limits of the participating city. In addition, Arapahoe County, Jefferson County and Boulder County are program participants for properties within unincorporated areas. Additional jurisdictions may join the program throughout the year.

Who are the mortgage lenders?

We're pleased that the following lenders have offered to work on this program because they know that it represents a small but significant boost to increasing home ownership—which in turn builds the overall strength and vitality of neighborhoods. They are:

Academy Mortgage Corporation, 303-914-3820

Air Academy Federal Credit Union, 800-223-1983

All Western Mortgage, 720-489-4445, 303-453-9978

AMCAP Mortgage Ltd., 713-343-1644
American Financing Corporation, 303-695-7000
American Pacific Mortgage Corporation, 916-960-1265
America's Mortgage, 303-996-2400
Amerifirst Financial Inc., 480-344-1982
AmeriPro Funding, Inc., 303-802-1799
Axia Home Loans, 720-980-2886
Bay Equity LLC, 415-632-5150
Caliber Home Loans Inc., 720-439-3300, 720-398-0406
Castle & Cooke Mortgage LLC, 801-461-7100
Catalyst Lending Inc., 303-843-4540
Certainty Home Loans, 972-599-5510, 303-671-8733
Cherry Creek Mortgage, 303-226-8835
Citywide Home Loans, 303-996-7000
CMG Mortgage, Inc. dba CMG Financial, 925-983-3296
Commerce Mortgage, 303-770-2686
Cornerstone Home Lending, 303-957-2516
Corridor Mortgage Group Inc., 443-574-2580
DAS Acquisition Company LLC, 314-628-2117
DHA Financial Inc., 303-217-5620
DHI Mortgage, 512-533-1750
Diamond Residential Mortgage Corporation, 847-244-2170
ENT Federal Credit Union, 800-525-9623
ENVOY Mortgage, 303-429-7121, 303-249-8274
Everett Financial, Inc. dba Supreme Lending, 214-340-5225
Fairway Independent Mortgage Corporation, 866-912-4800
Finance of America Mortgage
Financial Funding Solutions dba 1st Mortgages, 303-798-6100
First California Mortgage Company, 720-389-0033, 720-389-0022
First Centennial Mortgage Corporation, 630-806-2112
First Choice Loan Services Inc., 866-970-3400
First National Bank of Omaha, 402-602-5305
First Option Mortgage LLC dba First Option Lending, 303-803-1900
Franklin American Mortgage Company, 720-381-5045
Gateway Mortgage Group LLC, 972-725-7061
Georgetown Mortgage, 303-229-2684, 512-930-7888
Goldwater Bank N.A., 303-740-1477
Guaranteed Rate Inc., 303-285-1607, 303-668-6699
Guaranteed Rate Affinity, 773-516-6900
Guild Mortgage, 720-746-4060
Hallmark Home Mortgage LLC, 260-469-0903
HomeBridge Financial Services, 720-644-3117
Ideal Home Loans LLC, 303-783-3983
Independent Bank Mortgage, 970-330-7819

Land Home Financial Services Inc.
LeaderOne Financial Corporation, 800-270-3416
LoanDepot.com LLC, 877-431-0100
Loan Simple Inc., 303-565-2637
LoanStar Home Lending, 855-347-7691
Marketplace Home Mortgage, 952-278-3421
Megastar Financial, 303-321-8800
Moria Development Inc. dba Peoples Mortgage, 480-752-3530 x8119
Mortgage Solutions of Colorado LLC, 719-955-2340
Nations Reliable Lending LLC, 713-275-1300
NBH Bank, 303-721-1120
New American Funding dba Broker Solutions Inc., 303-521-7169, 1-877-884-3452
New Penn Financial LLC, 555-673-5521
Nova Home Loans, 303-803-1030, 720-279-5900, 720-387-3000
On Q Financial Inc., 480-305-6216
Pacific Residential Mortgage LLC, 720-317-2500
Paramount Residential Mortgage Group (PMRG), 720-508-4042
Partners United Financial LLC, 970-218-6576
Peoples National Bank, 970-818-8930
Primary Residential Mortgage, Inc., 303-256-5748
Republic Mortgage Home Loans, Inc., 800-288-9400
Right Start Mortgage, 626-739-5303
Rocky Mountain Mortgage Specialists, Inc., 303-773-6106
Security National Mortgage Company, 303-771-0858
Stearns Lending LLC, 714-437-3664
Summit Funding Inc., 916-692-2934
Summit Mortgage Corporation, 720-200-9480 (Lakewood), 720-602-4230 (Westminster)
Synergy One Lending Inc., 619-794-1874, 619-374-2429
The Mortgage Company, 303-300-1850
Thompson Kane & Company LLC
Universal American Mortgage Company dba Eagle Home Mortgage, 720-836-4879
V.I.P. Mortgage Inc., 303-407-0100
Vectra Bank Colorado, 720-947-7630
Weststar Mortgage Corporation, 303-210-7502