

CELEBRATE HOMEOWNERSHIP MONTH

WHICH PROGRAM WORKS FOR YOU?



1ST HOME ILLINOIS



**FIRST-TIME
HOMEBUYERS¹**

**NON
FIRST-TIME
HOMEBUYERS**

**FIRST-TIME
HOMEBUYERS^{1,2}**

REFINANCE³

	FIRST-TIME HOMEBUYERS¹	NON FIRST-TIME HOMEBUYERS	FIRST-TIME HOMEBUYERS^{1,2}	REFINANCE³
ASSISTANCE AMOUNT	\$5,000	\$5,000	\$7,500	\$50,000*
TERM	30-year fixed interest rate	30-year fixed interest rate	30-year fixed interest rate	30-year fixed interest rate
MANDATORY BUYER CONTRIBUTION	Greater of \$1,000 or 1% of purchase price	Greater of \$1,000 or 1% of purchase price	Greater of \$1,000 or 1% of purchase price	\$0
PROPERTY TYPE⁴	Single-family home, condo, townhouse	Single-family home, condo, townhouse	Single-family home, condo, townhouse	Single-family home, condo, townhouse
ASSISTANCE REPAYMENT	\$42/mo. for 10 Years	\$42/mo. for 10 Years	Forgiven after 5 years	Forgiven after 3 years

HOUSING COUNSELING REQUIRED FOR ALL PROGRAMS --- NO MANUFACTURED HOMES

1. Veterans and those buying in targeted areas are exempt from the first-time homebuyer requirement. Use the lookup tool on IHDA.org to identify targeted properties.
2. 1st Home Illinois is only available for properties in the following counties: Boone, Cook, DeKalb, Fulton, Kane, Marion, McHenry, St. Clair, Will, Winnebago
3. Must discuss with lender to determine if you meet qualifications
4. All properties must be owner occupied regardless of type.

***BORROWERS CURRENT MORTGAGE MUST BE IN A NEGATIVE EQUITY POSITION.** Actual assistance amount will vary based on loan scenario - \$50,000 maximum assistance.

CLICK HERE TO CONTACT AN IHDA LENDER TODAY!



Providing Illinois housing opportunities for **30+ years**