



**Participating Lenders**

**CH Mortgage Company**

4004 Beltline Road, Suite 140  
Addison, TX 75001

*Christopher Bryant* (469) 374-0580

**Countrywide Home Loans, Inc.**

724 W. Main Street, Suite 250  
Lewisville, TX 75067

*Timothy Stout* (972) 219-1708

1713 Preston Road, Suite E  
Plano, TX 75093

*Jeffrey Prince, Heidi Bennett* (972) 713-3820

112 State Street, Suite 207  
Southlake, TX 76021

*David Weinstein* (817) 488-6300

**First Horizon Home Loan Corporation**

5100 Beltline Road, Suite 752  
Addison, TX 75240

*Nedra Leach* (972) 778-8700

2021 Hampton Road, Suite 130  
De Soto, TX 75115

*Mary Dietz* (972) 709-8664

**Guaranty Residential Lending, Inc.**

9001 Airport Freeway, Suite 120  
Fort Worth, TX 76180

*David Haws* (817) 485-9416

13601 Preston Road, Suite 705 East  
Dallas, TX 75240

*Neil Rudine, Bill Hendricks* (972) 448-4250

**Judith O. Smith Mortgage**

6125 I-20, #140  
Fort Worth, TX 76132

*Judith Smith* (817) 294-7887

**Loan Partners**

850 Central Parkway, Suite 160  
Plano, TX 75704

*Nancy Moreland* (972) 424-3939

**National City Mortgage Company**

12660 Coit Road, Suite 350S  
Dallas, TX 75251

*Bonnie Blout* (972) 789-8050

**Prestige Residential**

850 Central Parkway, Suite 160  
Plano, TX 75704

*Sue Maze* (972) 424-3939

**Prime Lending, Inc.**

18111 Preston Road, Suite 900  
Dallas, TX 75252

*Laurie Nutgrass* (972) 248-7866

**Ryland Mortgage Company**

Three Metro Square  
12200 Ford Road, Suite 100  
Dallas, TX 75234

*Geoff Potts* (972) 241-1594

**SouthTrust Mortgage Corporation**

2821 West Parker Road, Suite 1  
Plano, TX 75023

*Dan Novak, Jeanette McDonald* (972) 943-1444

150 Westpark Way, Suite 304  
Euless, TX 76040

*Dan Novak* (817) 438-1038  
*Marianne Murnane* (817) 438-1023

**Sterling Capital Mortgage Company**

850 Central Parkway, Suite 160  
Plano, TX 75704

*David Falk* (972) 424-3939

**Summit Mortgage**

6060 N. Central Expressway, #350  
Dallas, TX 75206

*Joyce Goss* (972) 934-9394

**Texas Bank Mortgage**

2525 Ridgmar Boulevard, Suite 200  
Fort Worth, TX 76116

*Cindi Pimentel, Timara Carter* (817) 735-0902

729 Fort Worth Drive  
Denton, TX 76201

*Jessie Rennaker, Dennis Green* (940) 383-4336

6201 Colleyville Boulevard, Suite 100  
Colleyville, TX 76034

*Denise Geraci* (817) 416-5184

301 E. Main Street  
Crowley, TX 76036

*Nancy Behrens* (817) 297-1161

702 W. Pearl Street  
Granbury, TX 76048

*Chuck Sheridan* (817) 408-2106

**WR Starkey Mortgage**

5055 W. Park Blvd., Suite 300  
Plano, TX 75093

*Bob Real* (972) 599-5210

**2002  
Denton County  
Housing Finance  
Corporation**

**4% Grant for  
Down Payment and  
Closing Cost Assistance**

**6.26% Mortgage Rate**

**Denton County  
Housing Finance Corporation  
Board of Directors**

**Jim Carter**                      **Ray Roberts**  
**Mark Chew**                    **Greg Leveling**  
**Harold Perry**                 **Sandra Thurman**  
**Allen Lee Baker**              **Phil Gallivan**  
**Charles Emery**               **Kathy DuBose**  
**Linnie McAdams**

# Want a home of your own, but can't meet the down payment?...



## Buying a Home Can Be Affordable

Thanks to a special new partnership between the Denton County Housing Finance Corporation and local home mortgage lenders, first-time home buyers in Denton County, Texas (excluding the Cities of Plano & Dallas) may now have a chance to finance a home at below-market mortgage rates.

**This program is designed to help qualified home buyers purchase a newly constructed or existing home by providing a 30-year fixed-rate loan at 6.26% with down payment and closing cost assistance equal to 4.00% of the loan amount.** This program is targeted to low and moderate income households. \$21,500,000 of mortgage loans are available under this program to qualified buyers. The Denton County Housing Finance Corporation and area mortgage lenders are helping to make your dream of owning a home come true.

## Here are the Details!

### The Mortgage Program:

The mortgages available through this program have terms similar to other home loans – the payments are fixed for 30 years and the loan types are Conventional, FHA-insured or VA-Guaranteed. However, these loans have two unique features:

- ★ 1. The **6.26%** mortgage interest rate is below-market; and
- ★ 2. Homebuyers will be provided a 4.00% closing cost and down payment assistance grant. For example, on a \$100,000 loan amount, home buyers will receive \$4,000 in assistance). A 1.00% origination fee and 1.00% discount point will be paid at loan closing by the buyer.



## How Do I Get a Loan?

To apply for a mortgage loan under the program, a home buyer must:

- ★ Meet the eligibility guidelines for the program
- ★ Apply through one of the participating lenders
- ★ Have a purchase contract on a home that meets the program requirements



## Eligibility Guidelines

- ★ Homes must be located within the geographic boundaries of Denton County, Texas (excluding the Cities of Plano and Dallas).
- ★ Borrowers using the program cannot have had a present ownership interest in any principal residence during the last three years. There is an exception to this requirement for homes located in Target Area census tracts\* which are areas designated by HUD as typically underserved areas for mortgage loan originations.
- ★ Borrowers must meet normal mortgage underwriting requirements which demonstrate creditworthiness.
- ★ Borrowers must occupy the purchased home as their principal residence.

\* The only target area census tract in this program is census tract 209.00



## Denton County Housing Finance Corporation

The Denton County Housing Finance Corporation is a not-for-profit corporation created pursuant to the Texas Housing Finance Corporations Act.



## Maximum Purchase Limits

### Non-Targeted Areas

#### New Homes

\$171,155

#### Existing Homes

\$159,620

### Targeted Areas

#### New Homes

\$209,190

#### Existing Homes

\$195,091



## Maximum Income Limits\*

### Non-Targeted Areas

#### Families of 2 or less

\$66,500

#### Families of 3 or more

\$76,475

### Targeted Areas

#### Families of 2 or less

\$79,800

#### Families of 3 or more

\$93,100



## What If I Have More Questions?

Call one of the participating lenders listed on the back of this brochure or the program administrator Sharon Gonzalez at 214-953-4122. They will be glad to talk with you about the features of the program.

\* The maximum income limits typically increase slightly each year by the federal government. So it is a good idea to call one of the participating lenders if you have questions about whether you can qualify.