

What is the application process?

First, borrowers should contact a lending institution to arrange for mortgage financing. Once a need for down payment assistance is determined, applications can be obtained by calling Homeward at 515-532-6477 or any of these Rural Electric Cooperatives (RECs):

Butler County REC
319-267-2726

Franklin REC
641-456-2557

Prairie Energy Cooperative
515-532-2805

Sac County REC
712-662-4275

Heartland Power Cooperative
641-713-4965
641-584-2251

Grundy County REC
319-824-5251

Glidden REC
712-659-3649

Humboldt County REC
515-332-1616

For more information contact:

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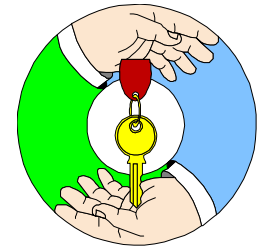
omeward, Inc

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Funds and support for this program have been made available through the U.S. Department of Housing and Urban Development, the Iowa Finance Authority, the Iowa Department of Economic Development, Fannie Mae's Iowa Partnership Office and the Rural Electric Cooperatives that are members of Homeward, Inc.

HomeBuyer

Program



A low-interest loan program to help you purchase the home you've been looking for.

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OMEWARD, INC.

A not-for-profit housing organization for rural Iowa

What is the purpose of a down payment assistance loan?

The purpose is to help people purchase homes in rural Iowa. Loans can be used to meet down payment AND closing cost requirements.

How much can someone borrow?

A person can borrow as little as \$1,000 or as much as \$7,000. The amount borrowed must be matched by the borrower's own funds.

Who is eligible for a loan?

To qualify for a loan, borrower's income must not exceed 115% of the area median income levels.

First-time homebuyers are encouraged to apply, but anyone qualifying for assistance is eligible. The property must be the borrower's

<u>Family Size</u>	<u>Maximum Allowable Income</u>
1	\$43,150
2	\$49,200
3	\$55,450
4	\$61,650
5	\$66,450
6	\$71,400
7	\$76,350
8	\$81,300

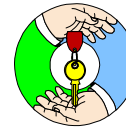
primary residence. Income levels can vary from county to county.

What are the terms of a loan?

Loans can be for five or ten years. A five-year loan will have an interest rate of five (5) per cent. A ten-year loan will have an interest rate of six (6) percent.

All loans will require a first or second mortgage on the property as security and may be paid off at any time without penalty.

Are there any other restrictions to the program?



The sale price of the home cannot exceed \$176,620. Some counties vary.

The home must be located outside of 100-year flood plain areas.

The borrower must use a lending institution for the first mortgage. No contracts will be allowed.

The house must be located in Homeward's twenty-five county area. Homes in communities with populations in excess of 20,000 are not eligible.

Homeward, Inc. does not discriminate on the basis of race, color, national origin, religion, age, sex, disability, familial status or sexual orientation. Homeward, Inc. encourages women and minorities to apply.



EQUAL HOUSING OPPORTUNITY
We do business in accordance with the
Federal Fair Housing Law.

How is the loan approved?

Homeward will work with the lender involved and the application will be reviewed by Homeward's board for final approval.

What are the applicant's costs?

Homeward's fees include the cost to record a mortgage with the county, a flood plain certification and a credit report, if necessary.

How are payments made?

An ACH payment plan will be used.

Does the home involved need to be served by a Rural Electric Cooperative (REC)?

No. While RECs do serve in rural areas, it is not required that the house involved be served by an electric cooperative. The RECs believe that increased homeownership will benefit local businesses, communities and the economic growth of rural Iowa.