



**Portland Housing Bureau
Mortgage Assistance Program
Draft Program Guidelines**

Program Effective Date	January 1, 2017
Program Sponsor	Portland Housing Bureau (PHB) in partnership with approved mortgage lenders
Loan Purpose	In partnership with approved mortgage lenders, provide borrowers with down payment assistance through a marginal increase in the borrower's mortgage interest rate.
Eligible Area	City of Portland
Down Payment Assistance Amount	3%- 6% of the mortgage amount, depending on the type of mortgage
Eligible Loans	FHA, VA, Fannie Mae HFA Preferred, Freddie Mac HFA Advantage
Occupancy	Primary residence only. Borrowers and spouses must permanently reside in the U.S. and must occupy the property as their principal residence within 60 days of closing.
Program Income Limits	140% Median Family Income, adjusted for household size
Borrower Eligibility	Borrowers must comply with mortgage lender guidelines, underwriting criteria, and other eligibility requirements
Purchase Price Limits	None
Homebuyer Education	Required for first-time homebuyers through any nationally accredited homebuyer education course, including on-line courses through eHome America (www.ehomeamerica.org) or through any Fannie Mae/Freddie Mac approved mortgage insurer course. A First-Time Homebuyer is defined as a Borrower who has not owned a home in the three preceding years from the loan closing date related to the purchase of the new home.
Borrower Assistance Funding	Lender partners will advance down payment assistance at the loan closing from its own funds on behalf of PHB.
Borrower Repayment Terms	Second Loan is subject to repayment if the property is sold or refinanced within the first 5 years from the Note Date
Use Other Programs	PHB Mortgage Assistance Program may be used in combination with other grant, second loan or homebuyer assistance options, including the PHB Mortgage Credit Certificates, subject to the more restrictive eligibility guidelines.