



# 11 FIRST TIME HOME BUYER

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PROGRAMS IN 2024



# ONE + Loan Program

This is an affordable loan option for qualifying clients. Clients pay a minimum of 1% down payment and the remaining 2% down payment will be covered by the lender.



A loan insured by the Federal Housing Administration. Good for those with low credit scores and little money saved for a down payment.



949.510.0582

# VA Loan

A loan backed by the U.S. Department of Veterans Affairs that allows no down payment for military personnel, veterans and their families.

A photograph of a long, covered wooden porch with a white railing. The porch floor is made of dark wood planks. On the right side, there is a large window with a wooden frame and a door with a decorative glass insert. A small black lantern-style light fixture hangs from the ceiling. A dark doormat is placed in front of the door. The background shows a white building and some greenery.

# Good Neighbor Next Door

A U.S. Department of Housing and Urban Development (HUD) program that provides housing aid for law enforcement officers, firefighters, emergency medical technicians and teachers.

A photograph of a modern, single-story house with a brown gabled roof and solar panels. The house has a light-colored exterior and a white-trimmed garage. A concrete driveway leads to the garage. The sky is a mix of blue and white, suggesting a clear day with some light clouds.

# Fannie Mae

Conventional loans backed by Fannie Mae or Freddie Mac requires only 3 percent down. Good for those with strong credit.



# Homepath Ready

A program that provides 3 percent in closing cost assistance to first-time buyers. Must complete an educational course and buy a **foreclosed** Fannie Mae property.



# USDA Loan

A loan program 100 percent guaranteed by the U.S. Department of Agriculture for lower-income borrowers in eligible rural areas.





# Freddie Mac

Conventional loans backed by Fannie Mae or Freddie Mac requires only 3 percent down. Good for those with strong credit.

A photograph of a modern, bright living room with a staircase, a wooden coffee table, and a light-colored sofa. The room is well-lit and features a mix of wood and neutral tones.

# Fannie Mae Home Ready

With a low down payment and expanded financing flexibility, HomeReady offers an ideal solution that works for today's creditworthy low-income borrowers—whether they're first-time or repeat buyers.



## FHA Section 203 (k)

Borrow the funds needed to pay for home improvement projects and roll the costs into one FHA loan with your primary mortgage.

A photograph of a modern dining room with a round wooden table, four upholstered chairs, and a multi-bulb chandelier. Large windows offer a view of a green landscape. The image is overlaid with a semi-transparent dark grey filter.

# Local First-Time Home Buyer Programs and Grants

Many states and cities offer first-time buyer programs and grants for down payment or closing cost assistance.



Make sure to ask your mortgage consultant about the various loan programs.



Click on the link below to sign up for our  
FREE First Time Homebuyer Presentation  
[www.WhyKeepPayingRent.com](http://www.WhyKeepPayingRent.com)