

# Think Buying a New Home is Out of Reach?



NC Home Advantage  
MORTGAGE™

**Whether you are buying your first home or moving up to your next, the NC Home Advantage Mortgage™ offers down payment assistance up to 5% of the loan amount to give you just the purchase boost you need.**

The 30-year, fixed-rate NC Home Advantage Mortgage™ is a perfect match for buyers looking for safe, affordable financing. It can be structured as an FHA, VA, USDA or conventional loan. The down payment help is in the form of a 0%, deferred second mortgage. If you qualify, you don't need to repay the down payment assistance unless you sell, refinance or move out of the home in the first 15 years. Even better, the down payment loan is completely forgiven at year 15 and reduced by 20% per year at the end of years 11–15.

## Am I Eligible?

- ✓ You are buying a home in North Carolina
- ✓ You occupy the home within 60 days of closing
- ✓ Your annual income does not exceed \$87,500
- ✓ Your credit score is 640 or higher (660 if purchasing a manufactured home)
- ✓ You are a legal resident of the U.S.



## What If I'm a First-Time Buyer?

If you are a first-time buyer or military veteran, you may be eligible for even more financing options. First-time buyers include anyone who hasn't owned a home as a principal residence in three years or is buying in a targeted area. Ask your lender for eligibility requirements and other details.



NC 1<sup>st</sup> Home Advantage  
DOWN PAYMENT

You may be eligible for \$8,000 in down payment assistance with the NC 1<sup>st</sup> Home Advantage Down Payment. Similar to the other down payment assistance options available with the NC Home Advantage Mortgage™, this down payment help is a 0%, deferred second mortgage, which is forgiven 20% per year at the end of years 11–15.



NC Home Advantage  
TAX CREDIT

The NC Home Advantage Tax Credit could save you up to \$2,000 a year on your federal taxes with a Mortgage Credit Certificate (MCC). You must be approved for the MCC by our Agency prior to purchasing the home. This can be combined with an NC Home Advantage Mortgage™ but not with the NC 1<sup>st</sup> Home Advantage Down Payment.



## How to Apply

The NC Home Advantage suite of products is offered statewide by the NC Housing Finance Agency, a self-supporting public agency, through participating lenders. Contact the home buying partners below for more information or go to [www.nchfa.com/home-buyers](http://www.nchfa.com/home-buyers).

