Think Buying a Home is Out of Reach? Get the Advantage!

The N.C. Home Advantage Mortgage™ offers down payment assistance up to 5% of the loan amount at zero interest to give you just the boost you need to buy your first home or move up to your next one.

The 30-year, fixed rated N.C. 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 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% a year in years 11 through 15.

Am I Eligible?

You may be eligible if:

- you are buying a new or existing home in North Carolina
- you occupy the home within 60 days of closing
- your annual income does not exceed $87,500
- you are a legal resident of the United States, and
- your credit score is 640 or higher (660 if purchasing a manufactured home).

How to Apply

The N.C. Home Advantage Mortgage™ is offered by the North Carolina Housing Finance Agency through more than 100 participating lenders and their branches statewide. To find a lender near you, go to the Home Buyer section at **www.nchfa.com** or call **1-800-393-0988**.

First-time buyer? Ask how a Mortgage Credit Certificate can save you up to $2,000 a year on your federal taxes!

If you meet the MCC's qualifications you can combine the tax credit with a N.C. Home Advantage Mortgage™.

North Carolina Housing Finance Agency

nchfa.com • 1-800-393-0988

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