

HOMEBUYER EDUCATION AND ASSISTANCE PROGRAMS

Affordable Housing Clearinghouse

Homebuyer programs, homeownership education, and affordable homes for sale.

www.affordable-housing.org

877-990-5626

California Housing Finance Agency (CalHFA)

Loan programs for low- to moderate-income first time home buyers.

www.calhfa.ca.gov

877-922-5432

HUD Homes

U.S. Department of Housing and Urban Development (HUD) – Search properties available through HUD programs.

www.hudhomestore.com

Military Heroes Fund – Dream Makers

The Dream Makers program offers grants for down payment and closing costs to low income first time homebuyers that are active duty, reserve National Guard or veteran.

www.pentagonfoundation.org

800-558-9224

Neighborworks of Orange County

Down payment programs, loan products and services, and affordable homes for sale in Orange County.

www.nwoc.org

714-490-1250

AFFORDABLE HOUSING CLEARINGHOUSE

23861 El Toro Road #401
Lake Forest, CA 92630
949-859-9255

www.affordable-housing.org

Homebuyer Education

Homebuyer Orientation

This workshop is designed to help you get started on your journey toward homeownership. We will discuss the steps to homeownership, key terms, knowing the different types of loans, and down payment assistance programs and resources.

Credit and Budgeting for Homebuyers

This workshop will provide the fundamentals of credit and budgeting. We will discuss credit reports, scores, and how to create and evaluate your budget. Understand credit, how lenders evaluate credit and why it is important in achieving homeownership. Participants will learn how to order their credit report at no cost, correct errors, receive helpful tips on how to repair past credit problems and establish a good credit history.

Homebuyer Education Certification

This eight hour certification workshop will review assessing readiness, credit and budgeting for homebuyers, the home buying process, types of loans, working with a realtor, insurance agent, and available down payment assistance programs and resources. You will have the opportunity to learn from HUD Certified Housing Counselors and a knowledgeable lender, realtor, and insurance agent all in one place.

For a current class schedule and to register visit

<https://www.affordable-housing.org/home-buyer-education/homeowner-education/>

Programs

Affordable Housing for Sale

Our homeownership financing and education programs have been successful; however, the greatest need in our community is the development of new affordable housing. The Affordable Housing Clearinghouse works with cities and developers to obtain helpful information on affordable homes for our clients. In addition to our home loan activities, we provide information on affordable homes for sale.

Down Payment Assistance Programs

Currently Affordable Housing Clearinghouse is participating in the Orange County Mortgage Assistance Program (MAP). Down payment assistance can increase your purchase power by providing a deferred payment loan. Because payments on the down payment assistance loan are deferred until resale or refinance, the down payment assistance loans do not affect your ratios. Income limits based on household size apply. Each program is different and may have different eligibility criteria.

CalHFA
California Housing Finance Agency
877-922-5432
www.calhfa.ca.gov

Borrower Requirements

CalHFA does not accept applications directly. A CalHFA approved Lender will qualify you for a home loan, so you will need to apply with one of our Preferred Loan Officers or approved Lenders. Each loan program that CalHFA offers to homebuyers can have different criteria for income limits, minimum credit scores, and citizenship. To learn about specific requirements and benefits for each program, review the program descriptions at www.calhfa.ca.gov.

Visit our Mortgage & Eligibility Calculators section to assist you in estimating your monthly payments, how much you can afford, and your eligibility for CalHFA programs.

In general, these are borrower eligibility requirements for all CalHFA programs:

- You will need to meet credit, CalHFA income limits and loan requirements of the CalHFA-approved lender and the mortgage insurer.
- You will need to occupy the property as your primary residence.
- CalHFA borrowers must complete homebuyer education counseling and obtain a certificate of completion through an eligible homebuyer counseling organization.
- CalHFA's down payment programs *MyHome* and *School Teacher and Employee Assistance Program* require you to be a first-time homebuyer.

Homebuyer Education Requirement

CalHFA firmly believes that homebuyer education and counseling is critical to the success and happiness of a homeowner, and requires homebuyer education and counseling for first-time homebuyers using a CalHFA program.

- Online: eHome's 8-hour Homebuyer Education and Counseling course is the only online course accepted by CalHFA. (fee: \$99)
- In-Person: face-to-face Homebuyer Education and Counseling through NeighborWorks America or any HUD-Approved Housing Counseling Agency (fee varies by agency).

Are You a First-Time Homebuyer?

CalHFA's down payment program School Teacher and Employee Assistance Program requires you to be a first-time homebuyer. To know for sure, you should understand that a first-time homebuyer is defined as someone who has not owned and occupied their own home in the last three years. That means if you've never owned a home, you're a first-time homebuyer. It also means that if you owned your home three or more years ago, but sold it, you are right back to being a first-time homebuyer again, and you can take advantage of all of the benefits of CalHFA's first-time homebuyer programs.

United State Department Of Housing and Urban Development (HUD)

To view HUD homes available for auction visit: www.hudhomestore.com

HUD.GOV/HUDHomes

U.S. Department of Housing and Urban Development



HUD Homestore Mobile Apps
Now Available

» Public
» Bidder

Follow

Home NAID Application Find a Broker/Agent Find a Closing Agent Property Contacts Bid Results Help

HUD began using electronic signatures for the Sales Package starting May 1st. Please see the "New E-Signature procedure for HUD Sales Contracts and Addendums" under [HUDHomestore Help](#). This Help topic includes the new bid information that's required as well as videos and guides of the new process.

HUD Homes

Search for a HUD home to purchase by doing one of the following:

- ▶ Click a state on the map to the right
- ▶ Click one of the HUD Special Program links below
- ▶ Enter more detailed criteria in the Search Properties area below and click Search

Click on one of the links below to see available properties for HUD Special Programs:

- ▶ [Good Neighbor Next Door](#)
- ▶ [Nonprofits](#)
- ▶ [\\$1 Homes-Government Sales](#)



Properties for Purchase: Available Not available

Search Properties

Recent Listings (0) Recent Searches (1)

*State County City Zip Code Street Price From - To Bedrooms Bathrooms

Select Any Any

Buyer Type All Status All Property Case #

Search Clear

MILITARY HEROES FUND

Dream Makers

www.pentagonfoundation.org

Dream Makers provides matching grants for down payment and closing cost assistance. The amount of the grant is determined by a 2-to-1 match of the borrower's contribution to their mortgage in earnest deposit and cash brought at closing with a maximum grant of \$5,000. The borrower must contribute a minimum of \$500. Grant approvals are contingent upon available funding. You don't have to be a Pentagon Federal Credit Union member to benefit from Dream Makers, and you can apply the grant to a mortgage from any financial institution.

Eligibility Requirements

- Active Duty, Reserve, National Guard or Veteran.
- First-time home buyer, or you have not owned a home for the last three years, or you have lost your home through divorce or disaster.
- Gross annual income of all applicants used to qualify for mortgage is no more than 80% of Area Median Income, adjusted for household size. To determine the income limit based on the household size for the state and county in which you're planning to purchase visit the website for a calculator.
- Mortgage pre-qualification or pre-approval letter from any lender.

Mortgage Requirements

- Types of mortgages accepted include VA, FHA and conventional.
- All loans must have a 25 or 30-year repayment term and a fixed rate.
- Maximum Loan to Values apply.
- All loans must be 97% Loan to Value or less.
- For applicants whose loans are originated with PenFed Credit Union, VA loans can go up to 100% Loan to Value.
- If applicants have a VA Rating of 100% and their income is limited to VA Disability payments and Social Security Disability Income or Social Security, the mortgage can have a Loan to Value of 100% (this is a temporary expansion and may not be available after 06/30/20).
- Mortgage can be received from any lender.
- A Pre-Qualification or Pre-Approval letter from the Lender must be provided as part of the application.

NEIGHBORWORKS ORANGE COUNTY

128 E. Katella Avenue, Suite 200, Orange
714-490-1250
www.nwoc.org

NeighborWorks Orange County is a nonprofit, community-led organization dedicated to helping families and individuals build wealth through home ownership. We believe in empowering people and communities to achieve financial strength, and we offer a full suite of home ownership services including lending, mortgage-readiness courses, realty, and homebuyer development sessions and savings programs.

Visit www.nwoc.org for details on the following programs and to register for classes:

Homebuyer Education

- Beginner Course - Learn to navigate the home buying process, tips for saving money and time.
- Advanced Home Buyer Certificate Course – Nationally certified 8-hour course. Learn about credit, budgeting, mortgage lending terms, the real estate process, title programs, down payment assistance options, and homeowner's insurance. Participants receive a completion certificate required by some lenders.
- Online Money Management Course

Mortgage-Readiness Services

- Matching Savings Program
- Home Buyer Development
- Down Payment Assistance

Mortgage Loans

Search Homes for Sale