



Down Payment Assistance and Loan Programs

If cash at Closing is your challenge, we may be able to help you.

Utah Housing Loan Programs offer mortgage loans to qualified first-time and repeat homebuyers.

If you have any questions about these programs please contact a [Participating Lender](#) to qualify and explore your Utah Housing options.

Down Payment and Closing Cost Assistance Loan (DPA)

Does Utah Housing provide (DPA) Funds?	Yes. Utah Housing will provide a DPA Second loan of up to 6% of the first mortgage loan amount. These funds can be used towards the down payment and/or closing costs on any Utah Housing loan program.
Can I use the DPA loan with any lender loan program?	No. The DPA Second is only available when combined with one of Utah Housing's loan programs. This program is for borrowers who have not been able to save enough money for their down payment and closing costs.
What are the terms of the DPA Loan?	The DPA Second loan is an owner-occupied, 30-year fixed-rate second mortgage with an interest rate of 1% higher than the first mortgage interest rate. The monthly payments for the First and Second mortgages will be paid to Utah Housing. Your lender will help you determine how much down payment you will need based on your sales price. Typically, this is up to 3% of the purchase price.
How much money will I need to purchase a home?	When using Utah Housing's DPA Second loan you may be able to purchase a home with little or no funds from you. You must be able to qualify for a Utah Housing FHA, VA, or Conventional mortgage.
Are bankruptcy, short sale, or foreclosure okay?	If you have had a bankruptcy, short sale, or foreclosure you will need to speak with your lender to determine if you qualify for a Utah Housing Loan. You would not be eligible for another Utah Housing DPA loan if a previous DPA loan has not been paid in full.

Eligibility and Loan Programs

	FirstHome	FHA or VA Mortgage	Conventional HFA Advantage Loan
What program is best for me?	FirstHome: For homebuyers with a credit score of 660 or higher who are first-time homebuyers. This program typically has lower purchase price and income limits and lower interest rates.	FHA/VA: for homebuyers with a credit score of 620 or higher who have previously owned a home or are first-time homebuyers. Homebuyers can purchase a residence with up to two units.	Conventional: for homebuyers with a credit score of 700 or higher. This mortgage offers a financing option that may have a higher interest rate, but lower mortgage insurance costs, which may result in a lower monthly payment.
How do I qualify for a Utah Housing loan?	Contact a Utah Housing Participating Lender . They are your resource for questions. They will help you determine the purchase price and down payment assistance for which you will qualify. Be sure to tell them you want a Utah Housing Loan.		

Do I have to be a first-time homebuyer?	Yes, you may not have owned a principal residence in the past three years. Exceptions for Single Parents and Veterans.	No, you could have owned a home previously or you can be a first-time homebuyer for these programs.	
What is the minimum credit score?	660 An occupant co-borrower without a credit score may be permitted.	620 An occupant co-borrower without a credit score may be permitted.	700 All borrowers must have at least one credit score.
Are there Annual Income Limits?	Yes, Refer to the Utah Housing website for most current annual income limits.		
Is there a Maximum Sales Price?	Yes, Refer to the Utah Housing website for the maximum sales price	No	No
What if I have a current Utah Housing Loan?	If you have an outstanding Utah Housing Loan, it must be paid off before closing.		
Do I have to take a Home Buyer Education class?	No, Homebuyer education is recommended but not required.		Yes, at least one borrower must complete Homebuyer Education before closing.
Eligible Properties			
Can I rent my home?	No, you could not rent any portion of the home throughout the term of the mortgage. A residence containing a second kitchen with two meters or advertised as a rental is not permitted.	Yes, as long as you occupy the home. The home may include an owner-occupied one-to-two-unit dwelling such as a Duplex, mother-in-law apartment, or accessory dwelling unit as defined by FHA. One of the units may be rented.	You must occupy the home. You may rent a portion of a one-unit home as long as you occupy the home as your primary residence.
Can I buy a vacation home?	No, vacation homes, recreational properties, second homes, and short-term rentals such as Airbnb-type properties are not allowed.		
Can I buy a manufactured home?	Permitted: with requirements.		Not permitted.
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