



Down Payment Assistance and Loan Program Guidelines

The Loan Program Overview is available for Realtors® to use as a guide and is not all-inclusive. Utah Housing Loan Programs offer mortgage loans to qualified first-time homebuyers and homebuyers who have previously owned a home. Direct your homebuyer to one of our [Participating Lenders](#) to qualify and complete the purchasing process.

Down Payment (DPA) and Closing Cost Assistance

Loan Program Information	FirstHome FHA/VA Bond Loan	FHA or VA Mortgage	Freddie Mac HFA Conventional
Interest Rate	1% above the first mortgage interest rate, not to exceed 8%, and not less than the First Mortgage Interest Rate.		
Terms	30-year fixed rate Second Mortgage, the DPA Second must be repaid. The DPA Second is available to a homebuyer when combined with one of Utah Housing's loan programs.		
Maximum DPA Second Loan	6% of first mortgage loan amount.		Lesser of 6% of the first mortgage loan amount or \$25,000.
Minimum Borrower Contribution	Utah Housing does not require the borrower to bring in a minimum amount of funds to closing. The Lender will help the homebuyer determine how much down payment they will need based on the sales price, closing costs, etc.		

Borrower Eligibility

Contributions and Reserves	No minimum borrower contribution or personal funds are required. No minimum borrower reserves are required unless underwriting determines reserves are necessary to offset other underwriting factors.		
Credit Score (FICO®)	Minimum 660 An occupant co-borrower without a credit score may be permitted.	Minimum 620 An occupant co-borrower without a credit score may be permitted.	Minimum 700 Alt credit is not permitted.
First-time Home Buyer	Yes, exceptions for Single Parents and Veterans.	Permitted: previous Home Buyer or first-time homebuyer.	
Home Buyer Education	Recommended but not required.		At least one borrower must complete Homebuyer Education . Must be completed before closing.
Income Limits	Refer to the Utah Housing website for Income Limits .		
Interest Rate	Refer to the Utah Housing website for current Interest Rates .		
Mortgage Insurance (MI)	FHA loans require upfront and annual MI Premiums. VA loans require a VA funding fee.		MI is required if LTV is above 80%.
Purchase Price / Loan Amount Limit	Refer to the Utah Housing website for purchase price restrictions .	Purchase Price Limit: None. Loan Amount Limit: FHA/VA Loan Limits.	Purchase Price Limit: None. Loan Limit: Freddie Mac's Baseline Conforming Loan Limits for 2022.
Non-Occupant Co-borrower / Co-Signer	Permitted		Not Permitted
Qualifying	A homebuyer should contact a Utah Housing Participating Lender . They are the best resource for questions. They will also be able to qualify the borrower, if applicable.		

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Recapture Tax	If owed, it is possible that Utah Housing will refund a recapture tax .	No.	
Acreage Limitations	A 5-acre limit for rural areas. 1 acre for all other properties.	No acreage limitation, follow FHA/VA and Freddie Mac guidelines.	
Property			
Eligible Properties	Single-Family, Condominiums, and Planned Unit Development.		
Rental Properties	Rental properties are not permitted. A residence containing a second kitchen with two meters or advertised as a rental is not permitted.	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.	Rental properties are not permitted.
Vacation/Second Homes	Not permitted: vacation homes, recreational properties, second homes, and short-term rentals such as Airbnb-type properties.		
Manufactured Homes	Permitted: with requirements .		Not permitted.
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