



Low Interest Rate First-Mortgage financing is available to purchase your first home or a targeted area home!

PROGRAM FEATURES:

- Fixed Interest Rates for a 30-year mortgage: **3.40%** with 1 ½ points
3.50% with no points
- First Time Homebuyers may additionally qualify for up to \$5,000 of Closing Cost and Downpayment Assistance, see *Household Income Limits Chart* (below)

PROGRAM REQUIREMENTS

FIRST TIME HOMEBUYER MORTGAGE:

- Borrower’s Household income must meet *Household Income Limits Chart* (below)
- Borrower must be a First-time Homebuyer (cannot have owned a home in the previous 3 years)
- Borrower must occupy the home as their principal residence
- House must be located within Allegheny County, *excluding* the City of Pittsburgh
- Borrower must have acceptable credit
- Purchase Price Limit \$294,750
- Mortgage Amount Limit: \$248,900
- Homebuyer Education may be required

CLOSING COST AND DOWN-PAYMENT ASSISTANCE:

- Borrower must qualify for a First Time Homebuyer Mortgage.
- Additionally, the Borrower’s household income must meet *Household Income Limits Chart* (below)



**TARGETED AREA
HOMEBUYER PROGRAM:**

All of the First Time Homebuyer Mortgage Requirements apply EXCEPT:

- No First-Time Homebuyer Requirement
- Borrower’s Household income must meet *Household Income Limits Chart* (left)
- Purchase Price Limit \$360,250
- House to be purchased must be located within one of the following census tracts:

Clairton: 4923 Duquesne: 4869
Homestead: 4838 Rankin: 5140
W. Homestead: 4824 McKees Rocks: 4644
McKeesport: 5509, 5519, 5521

HOUSEHOLD INCOME LIMITS CHART

PRODUCT	First Time Homebuyer Mortgage ONLY	Closing Cost Downpayment Assistance	Targeted Area Homebuyer Mortgage ONLY
Household Size	Income Limit*	Income Limit*	Income Limit*
1	\$64,000	\$45,500	\$76,800
2	\$64,000	\$52,000	\$76,800
3	\$73,600	\$58,500	\$89,600
4	\$73,600	\$64,900	\$89,600
5	\$73,600	\$70,100	\$89,600

* Based upon Gross (Pre-Tax) Household Income

**IF YOU WOULD LIKE TO PARTICIPATE,
CONTACT ONE OF OUR PARTICIPATING LENDERS:**

- Allegheny Mortgage Corporation: 412.672.8710**
- Allstate Financial: 412.369.9500**
- Dollar Bank: 412.261.8018**
- First Niagara: 412.897.7488**
- Howard Hanna: 412.967.9000**
- Omega Financial: 412.429.9000**
- Victorian Finance: 412.854.4500 ext.308**
- West Penn Financial: 412.391.3200**

QUESTIONS?

**CONTACT US :
412.350.3723**