



## New Single Family Mortgage Bond Program

### Housing Finance Authority of Palm Beach County

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Official Electronic Letterhead

The Authority is participating with the Manatee County Housing Finance Authority in its 2009/2010 single family mortgage revenue bond program. Beginning February 3, 2010 the Manatee program is making \$5M available for a limited time for the origination of FHA/VA/RHS 30-year fixed rate, first mortgage loans on a first come, first served basis to qualified homebuyer applicants in Palm Beach County through the participating lenders listed on the following page.

Borrowers will be required to have a minimum FICO score of 600. The current first mortgage loan interest rate is 5% with no origination or discount points; customary lender fees will apply as disclosed on the HUD-1. The maximum income limits are a) \$90,480 for a 1 and 2 person household and b) \$105,560 for households of 3 or more persons. The maximum single family home price is \$452,548.

The Housing Finance Authority of Palm Beach County is offering a 30-year down payment/closing cost assistance second mortgage loan under this program in an amount not to exceed 3% of the first mortgage loan amount with simple interest at 3% per annum due upon maturity, sale, refinance or repayment of the first mortgage loan, or if the borrower receives a federal tax credit refund under the American Recovery and Reinvestment Act. First time homebuyers will be required to complete an approved homebuyer education course prior to loan closing. A list of providers is attached. Please note that some providers do not charge for this service so you are encouraged to contact each provider regarding fees, if any.

For further details of this program please contact one of the participating lenders or view the master servicer/program administrator "Bank of America" website via the link on the Authority's "Homebuyers' & Renters' Page" and select "Florida" from the "Programs – Select a State" box, then from the "Select a HFA" box click the down arrow on the right and choose "Manatee County Housing Finance Authority", and then under "Bond Program Name" select "Manatee County 2009/2010 – Guidelines".

**PARTICIPATING LENDER CONTACTS**

<i>Name of Lender</i>	<i>Contact</i>	<i>Telephone</i>	<i>Address</i>	<i>City</i>
Branch Banking and Trust Co.	Jennifer Veit <a href="mailto:jveit@bbandt.com">jveit@bbandt.com</a> Patricia Gust <a href="mailto:Patricia_Gust@colonialbank.com">Patricia_Gust@colonialbank.com</a>	561 904-7070 561 346-6987 cell 305 355-9706	4510 Donald Ross Rd.	Palm Beach Gardens, FL 33418 North Palm Beach
Flagship Financial Services, Inc.	Dennis Stecker Debbie Healy Lisa Kislia Ealie Blaine <a href="mailto:FlagshipFi@aol.com">FlagshipFi@aol.com</a>	800 776-8984 954 772-5747 fax	1500 NW 62 <sup>nd</sup> Street, Suite 206	Ft. Lauderdale, FL 33309
Real Estate Mortgage Network	Loodie Alonso <a href="mailto:lalonso@remn.com">lalonso@remn.com</a>	561 753-3393	3021 Manatee Ave W. Ste. A	Bradenton, FL 34205
Universal American Mortgage	Oscar Sanchez	305 551-7001 305 229-6500 after hours 305 229-6566 fax	700 NW 107th Ave., Ste. 300	Miami, FL 33172

**FIRST TIME HOMEBUYER EDUCATION COURSE PROVIDERS**

**\*\*\*PLEASE NOTE THAT CERTAIN PROVIDERS CHARGE A NOMINAL FEE FOR THIS SERVICE, WHILE OTHER PROVIDERS OFFER THIS SERVICE FREE OF CHARGE. PROSPECTIVE BORROWERS ARE ENCOURAGED TO CONTACT ALL OF THE PROVIDERS TO DETERMINE WHETHER OR NOT A FEE IS CHARGED.\*\*\***

*HUD approved*

<i>Counseling Agency</i>	<i>Telephone</i>	<i>Address</i>	<i>City</i>	<i>Zip Code</i>
Consumer Credit Counseling Service of Greater Atlanta	561-434-2544	700 S Dixie Hwy Suite 103	West Palm Beach	33401
Consumer Credit Management Services	561-454-5615	315 NE 2nd Ave.	Delray Beach	33444
Housing Partnership, Inc.	561-841-3500 ext. 1062	2001 W. Blue Heron Blvd.	Riviera Beach	33404
Life Improvement for Tomorrow	561-868-7026	1910 South Olive Avenue	West Palm Beach	33401
Northwest Riviera Beach Community Redevelopment Corporation	561-845-1147	2001 Broad Way Suite 510	Riviera Beach	33404
Real Estate Education and Community Housing, Inc	561-491-1681	8409 N Military Trail Suite 110	Palm Beach Gardens	33410
Urban League Of Palm Beach County, Inc.	561-833-1461 Ext. 25	1700 N Australian Avenue	West Palm Beach	33407

*SHIP approved*

<i>Counseling Agency</i>	<i>Telephone</i>	<i>Address</i>	<i>City</i>	<i>Zip Code</i>
Center for Technology, Enterprise & Development, Inc.	561-265-3790	33 SE 1st Avenue Suite 102	Delray Beach	33444
HOME Education Loan Program	561-841-5947	2620 N Australian Ave. Suite 109	West Palm Beach	33047
The Delray Beach CDC	561-266-9840	400 West Atlantic Avenue	Delray Beach	33444
United Way Prosperity Center	561-655-7581	501 21st Street	West Palm Beach	33407
We Help CDC	561-993-0085	349 SE 3rd St.	Belle Glade	33430