



2010 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 2010 single family mortgage revenue bond program. Beginning February 3, 2010 the Manatee program is making \$5M available on a first come, first served basis until November 2010 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 4% of the first mortgage loan (increase effective 4/9/2010 retroactive to the start of the program) 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".

Revised 6/28/2010

PARTICIPATING LENDER CONTACTS

<i>Name of Lender</i>	<i>Contact</i>	<i>Telephone</i>	<i>Principal Address</i>	<i>City</i>
Branch Banking and Trust Co.	Jennifer Veit	561 904-7070	4510 Donald Ross Rd.	Palm Beach Gardens, FL 33418
	jveit@bbandt.com	561 346-6987 cell		
	Patricia Gust	561 833-3909		
	pgust@bbandt.com			
Flagship Financial Services.	Dennis Stecker	800 776-8984	1500 NW 62 nd Street, Suite 206	Ft. Lauderdale, FL 33309
	Debbie Healy	954 772-5747 fax		
	Lisa Kislia			
	Ealie Blaine			
	FlagshipFi@aol.com			
Real Estate Mortgage Network	Loodie Alonso	561 753-3393	3021 Manatee Ave W. Ste. A	Bradenton, FL 34205
	lalonso@remn.com			
	Renee Schoenbach	954 840-6924		
	rschoenbach@remn.com			
Universal American Mortgage	Oscar Sanchez	305 551-7001	700 NW 107th Ave., Ste. 300	Miami, FL 33172
	oscarsanchez@umac.com	305 229-6500 after hours 305 229-6566 fax		
DHI Mortgage	John Platt	239 253-1190	13880 Treeline Ave. S. Suite 3	Ft. Myers, FL 33913
	jrplatt@dhimortgage.com			
	Joel Vega	239 313-8242		
	jvega@dhimortgage.com			

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:

<u>Counseling Agency</u>	<u>Telephone</u>	<u>Address</u>	<u>City</u>	<u>Zip Code</u>
Consumer Credit Counseling Service of Greater Atlanta	800-251-2227	700 S Dixie Hwy Suite 103	West Palm Beach	33401
Consumer Credit Management Services	866-213-8522	315 NE 2nd Ave.	Delray Beach	33444
Freedom Debt Management, Inc.	561-362-3011	941 Clint Moore Road	Boca Raton	33487
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 Broadway Suite 510	Riviera Beach	33404
Real Estate Education and Community Housing, Inc	561-491-1670	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
We Help CDC	561-992-5854	349 SE 3rd St.	Belle Glade	33430

SHIP approved:

<u>Counseling Agency</u>	<u>Telephone</u>	<u>Address</u>	<u>City</u>	<u>Zip Code</u>
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. #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