



## YOUR DOORWAY HOME

### Enhanced Secondary Market Loan Program

The Enhanced Secondary Market Loan Program is designed to help West Virginians purchase the home of their dreams. The program is NOT restricted to first-time home buyers. It also has no income restrictions. It does offer competitive interest rates, generally as little as 5% is required for a down payment. Applicants may also qualify for the Home Ownership Assistance Loan to help defray down payment and closing costs.

#### Program Highlights:

- No income limits
- No house price limits
- No first-time home buyer requirement
- Competitive interest rates

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Looking to buy a home? Our website has a wealth of information for home buyers.

- Find out what you qualify for
- See which program best fits your needs
- See the difference home ownership makes versus renting



### Loan Terms

This program offers 10, 15, 20, or 30-year fixed-rate mortgage loans. Up to 95% of the sale price of the home can be financed, usually requiring only a 5% down payment. Loans insured with USDA Rural Housing can be financed up to 100%. The maximum loan amount under this program is \$417,000.

### Eligible Properties

The property must be located in the state of West Virginia. Eligible properties include single, detached, existing, stick-built or modular homes; duplex, townhouse or condominium units; and new and used double-wide mobile/manufactured homes. Single-wide mobile homes are not eligible. This program includes loans to refinance or purchase second homes or investment properties.

### Mortgage Insurance

All loans that exceed 80% of the value of the home must be insured by either a private mortgage insurance company or by USDA Rural Development.

### Counseling

Some applicants may be required to complete a Home Buyer Education Course.

**Contact your local  
Housing Development Fund  
lender today.**

## For more information:

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A program to help West Virginians  
purchase or refinance a home



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