

MILITARY

Homeownership Program



The Military Homeownership Program is designed to help the men and women who serve our country realize the dream of owning their first home at below-market interest rates to members of the U.S. military, Reserve or National Guard.

ELIGIBILITY REQUIREMENTS

- You must be a veteran, full-time active duty, Reserve or National Guard service member of the United States military. Unmarried surviving spouses or civil union partners of eligible veterans who died as a result of military service or service-connected disabilities may also be eligible.
- You must be a first-time homebuyer or have not owned a home in the past three years. Borrowers who have owned a home previously may also apply if they plan to purchase in a targeted area of the state. (see *Targeted Areas at chfa.org*)
- The sales price of the home does not exceed CHFA sales price limits. (see *Sales Price Limits at chfa.org*)
- Borrower(s) gross income must not exceed CHFA established income limits based on household size. (see *Income Limits at chfa.org*)

Note: Income limits do not apply if you are purchasing a home in a Targeted Area unless you are also using Downpayment Assistance Loan Program funding.

- The interest rate is the CHFA published rate on the day your Participating Lender registers your loan. *The interest rate is reduced by .25% if purchasing in a Targeted Area. (See list of Targeted Areas at chfa.org)*



CONNECTICUT
HOUSING FINANCE
AUTHORITY

The Key To Affordable Housing

DOWN PAYMENT ASSISTANCE PROGRAM (DAP)

CHFA offers a down payment assistance second mortgage loan to qualified borrowers who are receiving a CHFA first mortgage. Eligible purposes include down payment assistance and/or closing costs.

MORTGAGE INSURANCE

Mortgage insurance is required when the amount financed exceeds 80% of the appraised value or purchase price, whichever is less. Your lender will work with you to determine the type of mortgage insurance needed.

HOMEBUYER EDUCATION CLASS

At least one borrower is required to attend a free homebuyer education class prior to closing. Classes are held at several locations or online. Your lender will provide you with information for online counseling when your loan is reserved.

A landlord certificate is also required if purchasing a two to four family home. (see *Counseling Class schedules at chfa.org*)

FEDERAL RECAPTURE TAX

In rare cases, you could be required to pay a Federal Recapture Tax in the future if you sell the house. Your lender will provide you with information at the time of application.

You may be eligible to receive reimbursement from CHFA if you are required to make the Federal Recapture Tax payment.

HOW TO APPLY

To learn more about the program and to apply, contact one of the CHFA Participating Lenders for guidance. (see *list of Participating Lenders at chfa.org*) or call CHFA toll free at: 844-CT1-HOME (844-281-4663).