



INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY FIRST PLACE PROGRAM

Fairway Independent Mortgage Corporation is proud to offer the First Place Program, which is a first-time homebuyer program that provides down payment assistance using Conventional or FHA financing. This program helps serve the need of more first-time homebuyers by helping them achieve the dream of homeownership by providing up to 6% in down payment assistance.

Program highlights include:

First Place 1st Lien

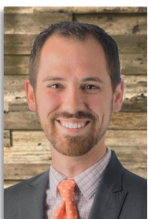
(30 year fixed rate, purchase transactions only)

- Loan types: Conventional or FHA only
- Minimum credit score and Maximum DTI:
 - 640 min credit score and 45% Max DTI
 - 680 credit score for DTI > 45% up to 50%
- \$1,200 maximum lender fees in addition to the 1% Origination fee.
- Primary residence only.
- Must be combined with Indiana Housing's First Place 2nd lien DPA.
- Borrower is required to be a First-Time Homebuyer.
- Household Income based off of qualifying Gross Annual Income.

First Place 2nd Lien

- 0% interest, 9 year term, fixed rate (due upon sale or refinance within the affordability period).
- Assistance of up to 6% of purchase price or appraised value, whichever is less.
- Can be used for down payment/closing costs and pre-pays.
- Must be combined with the Indiana Housing First Place 1st lien program.

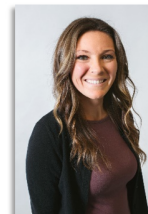
For more information, contact Team Benedict!



Kyle Benedict
Senior Loan Officer/
Team Lead
NMLS#1227503
317-250-9617



Kent Judy
Loan Officer
NMLS#2045954
317-460-3055



Ashley Phillips
Licensed Loan Officer Assistant
NMLS#1774241
Fairway Independent Mortgage
TeamBenedict@fairwaymc.com

