

California Dream For All

Share Appreciation up to 20% Down Payment Assistance Loan For 1st Time Buyers

Work with a CalHFA Preferred Loan Officer | Conventional Loans with Down Payment Assistance to 100% | Available All Across California

DREAM FOR ALL PROGRAM



UP TO 20% AVAILABLE FOR USE TOWARDS DOWN PAYMENT AND/OR CLOSING COSTS. NO BORROWER FUNDS NECESSARY



DTI 45% TO 50% BASED ON CREDIT



OWNER OCCUPIED ONLY



LOAN BELOW COUNTY HIGH BALANCE LIMIT



INCOME LIMITS*



SINGLE-FAMILY, ONE-UNIT RESIDENCES INCLUDING CONDOS AND PROPERTIES WITH ADUS



FIRST TIME HOME BUYERS (HAS NOT OWNED A HOME IN THE LAST 3 YEARS OR IS A FIRST TIME HOME BUYER)



NO MORTGAGE INSURANCE IF FULL 20% USED TOWARDS DOWN PAYMENT

INFORMATION SUBJECT TO CHANGE UNTIL OFFICIAL LAUNCH OF THE PROGRAM

*INCOME CANNOT EXCEED CALHFA INCOME LIMITS WHICH ARE AVAILABLE ON THE CALHFA WEBSITE.

AVAILABLE ALL ACROSS CALIFORNIA

SELECTED COUNTY INCOME LIMITS

\$282K
ALAMEDA

\$202K
SACRAMENTO

\$300K
SAN FRANCISCO

\$173K
RIVERSIDE

\$180K
LOS ANGELES

\$211K
SAN DIEGO



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Shared Appreciation / Not Equity! Explained

Depending on the percentage a borrower uses for the Down Payment will depend on the shared appreciation the borrower will owe.

Example #1: Purchase Price \$500K

X 20% (DPA)

= \$100K Down Payment (2nd Lien – No interest or payments)

At time of sale, refinance or other transfer, New Value of the home \$700K. Minus Purchase price (\$500K)

= \$200K Appreciation

X 20% (percentage used for DPA)

= \$40,000 shared appreciation to CalHFA

+\$100,000 (initial DPA)

= **\$140,000** paid to CalHFA

Example #2: Purchase Price \$500K

X 15% (DPA)

= \$75K Down Payment (2nd Lien – No interest or payments)

At time of sale, refinance or other transfer, New Value of the home \$700K. Minus Purchase price (\$500K)

= \$200K Appreciation

X 15% (percentage used for DPA)

= \$30,000 shared appreciation to CalHFA

+\$100,000 (initial DPA)

= **\$130,000** paid to CalHFA



Platinum Home Mortgage

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