



Program Introduction: The Welcome Home Wyoming Program (WHW) is a statewide down payment assistance (DPA) program for homebuyers across Wyoming. WHW offers a 30-year fixed-rate 1st mortgage (FHA, VA, USDA, and Conventional loan products) and provides assistance in the form of a 2nd mortgage (30-year deferred) up to a percentage of the 1st mortgage amount and can be used by first-time & repeat homebuyers for home purchase or refinance.

Basic Qualifications:

- Credit Score: **Minimum 640** FICO
- Income Limit: **Below \$138,320**
- Eligible Area: Offered **Statewide**
- Homebuyer Education: **Must complete** homebuyer education

Why Welcome Home Wyoming?

- No minimum borrower investment
- Will not slow down closing process
- Repeat buyers welcome
- No caps on amount of assistance
- Allows for residential properties in excess of 10 acres
- 2nd mortgage is at 0% interest and has no scheduled payments
- Special benefits such as Charter Level Mortgage Insurance (starting at 18%) for Conventional borrowers at or below 80% Area Median Income.
- Now offering an EDGE by allowing Seller concessions to provide a lower rate!

Term Sheet:

Criteria	Welcome Home Wyoming
Eligible Borrowers	First-Time and Repeat Homebuyers
Loan Purpose	Purchase & Refinance
Jurisdictions	Program offered Statewide
Income Limit	\$138,320
Credit Score	Minimum 640
Eligible Loan Types	FHA, VA, USDA, Conventional
DPA Size	Up to 4% of 1 st Mortgage Amount <i>(as available)</i>
DPA Term	30-year deferred
Eligible Properties	Single Family, 1-2 Unit, PUDs, Condos, Manufactured Homes