

The Indiana Housing and Community Development Authority (IHCDA) is proud to make the dream of buying a home a reality for thousands of families across our state. We promote responsible home ownership through programs that assist Hoosiers with closing costs, making down payments and obtaining low interest fixed rate loans. The Homeownership programs listed below apply to single family dwellings, multi-family dwellings (2-4 units), townhouses, condominiums (95% LTV or lower) and modular homes. In every county across Indiana there are lenders on hand to help with these programs.

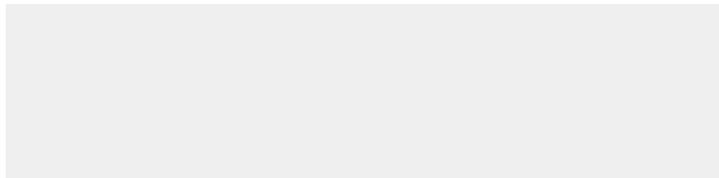
NEXT HOME

Next Home offers prospective and existing homeowners down payment assistance (DPA) on 30-year conforming loans.

- 3.5% DPA on FHA loans (maximum loan-to-value is 96.5%)
- 3.0% DPA on Conventional loans (maximum loan-to-value is 97%)
- DPA is forgiven in 2 years
- No first-time homebuyer requirement
- No purchase price limits
- Multiple parcels allowed
- Can be combined with the Mortgage Credit Certificate (MCC) benefit up to \$2,000 federal tax credit per year
- Minimum credit score of 660 for FHA or 640 for Conventional loans

IHCDA does not credit underwrite and it will be the determination of the participating lender as to the ability of individuals to afford a home.

To learn more about Indiana's Homeownership Opportunities, contact your local IHCDA Participating Lender:

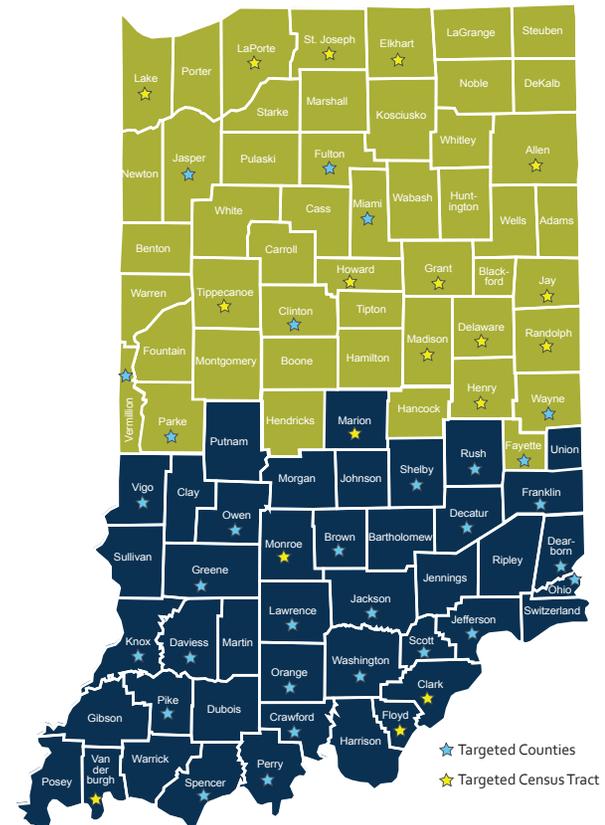


or contact an IHCDA Account Manager or visit our website listed below.

Note: A first-time homebuyer is someone who has not had ownership in their principal residence in the last 3 years.
*First time homebuyer requirement is waived if the subject property is in a targeted county or target census tract.
**Not to exceed 30 years.

NORTHERN ACCOUNT MANAGER

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SOUTHERN ACCOUNT MANAGER

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