



## Lower Mortgage Insurance Premiums with the **HOME Plus** Program

In addition to the down payment assistance provided, the **HOME Plus** program has a reduced mortgage insurance premium rate when the new underlying mortgage is a conventional mortgage (Fannie Mae **HFA** Preferred or Freddie Mac **HFA** Advantage). These reduced mortgage insurance rates are exclusive to **Housing Finance Agencies** and can be considerably lower than mortgage insurance premiums on conventional mortgages outside of the **HOME Plus** program.

The following, for illustration purposes only, compares the **HOME Plus** Fannie Mae HFA Preferred Mortgage to a standard Fannie Mae Mortgage:

<b>HOME Plus</b> - Fannie Mae HFA Preferred Mortgage with 4% down payment assistance from <b>HOME Plus</b> )		Fannie Mae Mortgage (homebuyer using their money for the down payment)
\$200,000	Purchase Price	\$200,000
97%	Loan-to-Value	97%
\$194,000	Mortgage amount	\$194,000
5.75%	Interest Rate *	4.75%
	Monthly Payment	
\$1,132.13	Principal & Interest	\$1,011.99
\$172.09	Property Taxes	\$172.09
\$49.37	Hazard Insurance	\$49.37
\$105.06	Mortgage Insurance (MI)	\$140.65
	TOTAL	
\$1,458.65	Monthly Mortgage Payment	\$1,374.10
+ \$84.55	difference	
	<b>HOME Plus</b>	
\$7,760.00	down payment assistance	\$0.00
	Homebuyer's money	
\$0.00	needed for down payment	\$6,000.00

Your mortgage lender can provide detailed break-downs of the total payments, including the mortgage insurance premium based on your specific circumstances. The mortgage insurance premium (at the reduced rate) can be paid monthly, in a single one-time payment or a combination of the two.

\*interest rates as of 2/13/2018 – for illustration purposes only