

# ONAC Down Payment Assistance Program

## SUMMARY

The Oklahoma Native Assets Coalition, Inc. (ONAC) is a Native-led nonprofit that works with families and communities to build assets.<sup>1</sup> Beginning in the fall of 2021, ONAC will be offering a down payment assistance program to eligible homebuyers who meet the requirements contained herein. This program is being funded through a subsidy grant from the Federal Home Loan Bank of Topeka's Affordable Housing Program.

## ONAC DOWN PAYMENT ASSISTANCE GUIDELINES AND QUALIFICATION REQUIREMENTS

<b>Eligible Transactions</b>	Purchase of a primary, owner-occupied single-family residence located in Oklahoma, Colorado, Nebraska, or Kansas (50% of the units) and other states as approved by ONAC. Borrowers are NOT required to be first-time buyers.
<b>Maximum Assistance Amount</b>	Up to \$5,000 in down payment assistance available to participants, through ONAC, with funds from the FHLB Topeka ( <a href="https://www.fhlbtopeka.com/ahp">https://www.fhlbtopeka.com/ahp</a> ). This down payment may be stacked with down payment assistance from other sources.
<b>Fund Allocation</b>	Determined by ONAC based on first-come, first-served and meeting FHLB Topeka qualification requirements to serve a diverse population (all 80% or below AMI) plus: survivor of interpersonal violence; military veterans; household member recovering from alcohol or drug abuse; household member with a mental or physical disability receiving SSDI; abatement of hazardous materials; and those age 55 and older.
<b>Income Limits</b>	Borrowers will be required to have a household income that is less than or equal to 80% of the Area Median Income (AMI), by county in which the home will be purchased and located, as calculated by the FHLBank's Affordable Housing Program guidelines. FHLB counts bonuses and other non-regular pay as part of YTD other income. See the FHLB Topeka <a href="#">2021 Owner-occupied Income Limits</a>
<b>ONAC Link for Borrowers to Apply</b>	<a href="https://www.surveymonkey.com/r/ONACDPAP">https://www.surveymonkey.com/r/ONACDPAP</a>
<b>Borrower Ownership</b>	Borrowers must retain the purchased home as their primary residence for a period of five (5) years (60 months) subject to the terms and conditions of the Real Estate Retention Agreement that will be filed at closing.
<b>ONAC Fees</b>	To help cover costs to administer this program, ONAC may collect a \$500 "ONAC Sponsor Fee" and a \$500 "ONAC Homebuyer Education" fee from the FHLB Topeka. Both will be listed as a charge to the buyer on the closing disclosure.
<b>Homebuyer Education and Other Services</b>	All obligated borrowers occupying the residence will be required to complete an approved Homebuyer Education program prior to loan closing, evidenced by a signed and dated certificate of completion. If you have not completed homebuyer education, go to <a href="https://www.fanniemae.com/education">https://www.fanniemae.com/education</a> . If the homebuyer has completed homebuyer education through Habitat for Humanity, with a HUD-certified housing

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	<p>counseling agency, NeighborWorks America, or through Freddie Mac CreditSmart Homebuyer U, this year or last year, ONAC may accept a certificate showing completion of those trainings, from the entity providing those trainings, to meet the Homebuyer Education requirement.</p> <p>ONAC will also offer free credit counseling/financial coaching to participants, available by phone and teleconference (not required for assistance). Additionally, ONAC will offer financial education (not required for assistance). For those accepted into the program, ONAC offers assistance to find or sustain employment and/or job training (not required for assistance).</p>
<p><b>Eligible Mortgage Products</b></p>	<p>Borrowers must be approved for a Qualified Mortgage loan product that is Fixed Rate and Fully Amortizing. Programs with products that meet such requirements include but may not be limited to:</p> <ul style="list-style-type: none"> <li>• Section 184 Indian Home Loan Guarantee Program</li> <li>• Veteran Affairs (VA) Guaranteed Home Loan Program</li> <li>• Federal Housing Administration (FHA) Title II Program</li> <li>• US Department of Agriculture (USDA) Single Family Housing Guaranteed Loan Program (“Rural Development”)</li> <li>• Conventional Agency Loan Programs offered through Fannie Mae, Freddie Mac and/or the Federal Home Loan Bank’s Mortgage Partnership Finance programs</li> </ul> <p>Loan programs not listed above will need to be reviewed by ONAC prior to the approval of any funding through the ONAC Down Payment Assistance Program.</p> <p>No more than 4% paid to the lender (do not count costs to pull credit reports). Front ratio no more than 38%. The maximum the interest rate can be for this quarter is 7.7% for a first mortgage and 9.7% for a second mortgage.</p>
<p><b>Contact</b></p>	<p>Christy Finsel, ONAC Executive Director, at <a href="mailto:cfinsel@oknativeassets.org">cfinsel@oknativeassets.org</a> or (405) 720-0770.</p>



EQUAL HOUSING  
OPPORTUNITY

*ONAC is committed to compliance with all federal, state, and local fair housing laws. ONAC will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws.*