

# 6% DOWN PAYMENT ASSISTANCE PROGRAM



## 6% Down Payment Assistance Program

*“You can receive up to 6% in Down Payment Assistance on Conventional loans in the form of an interest-free soft second forgiven over a 3 year period”*

This program is aimed at helping prospective first-time and repeat home buyers achieve the dream of homeownership



### #1 What is an Interest-Free Soft Second Loan?

A forgivable loan, also called a soft second, is a form of loan in which its entirety, or a portion of it, can be forgiven or deferred for a period of time by the lender when certain conditions are met. It is more like a grant with conditions rather than a loan as in most cases the loan is forgiven if all the conditions are met. However, if the conditions are not met the loan has to be repaid usually with interest. It can be seen as an incentive for the borrower to perform or achieve a goal set by the lender.

### #2 What can the loan be used for?

The loan can be used for down payments or closing costs. The program is compatible with the purchase of single-family homes, condos, planned unit development and manufactured housing.

### #3 Are there limitations on the price of home?

There are no limitations on the price of the home you can buy. If you purchase a \$250,000 home, you could receive up to \$15,000 towards a down payment or closing costs.

### #4 Who is eligible for this program?

This exclusive program of down payment assistance is aimed at helping prospective first-time and repeat home buyers achieve the dream of homeownership. This program is made available to a wide range of people in

various professions. Please review the list below. If you are not sure that you qualify, please contact the Dawes Team and we will help you get accurate information.



## LAW ENFORCEMENT

Police Officers, Peace Officers, Sheriff, Border Patrol Agents, Correctional Officers, others serving in a Law Enforcement capacity, including administrative staff.



## FIRST RESPONDERS

Firefighters, Cal Fire, Paramedics, Emergency Medical Technicians (EMT), including administrative staff that supports firefighters.



## EDUCATORS

Teachers, School Administrators, Faculty and Staff, Current members of state Teachers Retirement Plans, Employees of accredited Private, Charter or Public School Districts, Employees of State Universities, Junior Colleges and Private Colleges, including School Administration.



## MEDICAL

Medical Personnel including Doctors, Nurses, Phlebotomist, Health Ambassadors, Hospital/Clinic, American Red Cross employees, including Administrative Staff in the Medical Field.



## CIVIL SERVICE

All Federal, State or Local Municipality Employees, Administrators and Staff.



## U.S. MILITARY

All Branches of the U.S. Military (Army, Marines Corps, Navy, Air Force and Coast Guard), Both Active and Retired, includes Spouses.

**We can assist you with every step in the home buying process, from finding your dream home to insuring you receive every benefit you deserve. CALL TODAY!**

**OUR LOAN OFFICERS SPECIALIZE IN DOWN PAYMENT ASSISTANCE PROGRAMS AND ARE READY TO HELP**



**LOVE YOUR PURCHASE  
GUARANTEED  
OR I'LL SELL IT FOR  
ZERO LISTING FEE\***



Liz Dawes

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