

Helping *First-Time Buyers* Get Into a Home

\$170K
2026 INCOME LIMIT

Programs, loans & assistance available throughout the Treasure Valley and all of Idaho

 IHFA is Idaho's private, nonprofit housing finance agency that offers **competitive mortgage rates, down payment assistance, and homebuyer education** to make homeownership achievable — even in today's market. A "first-time buyer" is anyone who **has not owned a home in the past 3 years**.

AS LITTLE AS

\$500

OUT OF POCKET

Move in with as little as \$500 of your own money

Idaho Housing's down payment assistance is a second mortgage. It can cover your down payment, apart from a \$500 minimum contribution from you. Pair it with a builder or seller paying toward your closing costs, and your total out-of-pocket could be **as little as \$500**.

Every loan and every offer is different. Ask me how this could work for you.

CORE LOAN & ASSISTANCE PROGRAMS



First Loan Program

3–3.5% down minimum

IHFA's primary mortgage product. Pairs with FHA, VA, USDA, or conventional financing. Offers competitive interest rates for Idaho buyers.

FHA · VA · USDA

Below-Market Rate



Down Payment Assistance (DPA)

Up to 8% of sales price

Covers down payment and/or closing costs through a second mortgage, repaid in small monthly payments alongside your main loan. Buyers contribute as little as \$500 of their own funds. Repeat buyers can use it too.

2nd Mortgage

Repeat Buyers OK

\$500 Min. Contribution



Finally Home! Homebuyer Education

Required for DPA

IHFA's homebuyer education course. It covers budgeting, credit, the loan process and life as a homeowner. Required when you use down payment assistance, and a smart first step for any new buyer.

Online Option

Do This First

INCOME LIMIT

\$170,000

Household — most Treasure Valley areas

MIN. CREDIT SCORE

580 – 620

580 FHA · 620 Conventional

CONFORMING LOAN LIMIT

\$832,750

2026 — allows assistance on higher-priced homes

"FIRST-TIME" DEFINITION

3-Year Rule

No ownership in prior 3 years — or buying in a targeted county



Qualifying Checklist

- ✓ **No home owned in past 3 years** (or buying in a targeted area)
- ✓ **Household income under \$170,000** for most Treasure Valley areas
- ✓ **Credit score 580+** (FHA) or 620+ (conventional)
- ✓ Property must be **primary residence** — single-family, condo, townhome, or manufactured home
- ✓ Must use an **IHFA-approved lender**
- ✓ Complete a **homebuyer education course** if both borrowers are first-time buyers or DPA is used

Idaho Heroes Program

Special rates and down payment help for community heroes. Ask an IHFA-approved lender for current terms.

Nurses

Teachers

Firefighters

Law Enforcement

Military / Veterans



Idaho First-Time Homebuyer Savings Account

Save through a designated state bank account and **deduct contributions + interest** on your Idaho state taxes. Funds must be applied to the purchase of a single-family primary residence. Available through select Idaho banks.

COMPATIBLE LOAN TYPES

FHA

3.5% down · 580+ credit · Pair with DPA for near-zero out of pocket

Conventional

3% down · 620+ credit · HFA Preferred & Advantage options

VA

0% down · No PMI · Best option for active military & veterans

USDA

0% down · Rural & suburban areas · Many Idaho communities qualify

HOW TO ACCESS IHFA PROGRAMS

1

Check Eligibility

Income, credit & ownership history

2

Take Homebuyer Education

Required for most DPA programs — online available

3

Ask Me for a Lender

I'll suggest a couple of IHFA-approved lenders

4

Get Pre-Approved

Lender selects best program match for your situation

5

Close & Move In

Many buyers close with near-zero cash out of pocket