



Video Companion

Additional Details about HSP+

[TurnKey User Guide \(HSP and HSP+\) >>>>>](#)

First-time Homebuyer

All borrowers, co-borrowers and co-owners of the transaction who do not own and are not investors in another residence, and who wish to purchase a home that will be their primary residence. In addition, the homebuyer(s) must meet any one of the following criteria:

- Have had no ownership in a residence during the prior three-year period ending on the date of purchase of the property;
- Have only owned a residence not permanently affixed to a permanent foundation in accordance with applicable regulations;
- Have only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure; or
- Is a household displaced as a result of a Federally Declared Disaster (as designated by FEMA) within 24 months of the reservation date.

Non-occupying Co-borrowers and Co-owners

Non-occupying co-owners and non-occupying co-borrowers are ineligible. Refer to the FHLBank definitions of co-owner and co-borrower in the TurnKey User Guide (HSP and HSP+). Use FHLBank's definitions to qualify households for HSP and HSP+.

Miscellaneous Homebuyer Costs and Fees

- Discount points may not exceed 3% of the loan amount for all mortgage loans associated with the transaction.
- Lender fees may not exceed 3% of the loan amount for all mortgage loans associated with

the transaction.

- The interest rate may not exceed the FHLBank maximum interest rate, in effect at the time of the loan closing, for all mortgage loans associated with the transaction.

Cash Back

Households may receive up to \$250 cash back. The reimbursement to the member will be reduced if cash back to the household exceeds \$250, regardless of the amount of funds the homebuyer or other parties contributed to the purchase transaction.

Homebuyer Education Requirements

One borrower or owner must complete a homebuyer education course. The provider must be approved by one of these organizations to be accepted for HSP:

- United States Department of Housing and Urban Development (HUD)
- National Industry Standard of Homeownership Education and Counseling
- Federal National Mortgage Association (Fannie Mae)
- Federal Home Loan Mortgage Corporation (Freddie Mac)
- Habitat for Humanity

Retention Period

A 60-month retention period is required. A Real Estate Retention Agreement (RERA) must be executed at the loan closing and recorded against the property. If the home is sold, the deed transferred or the loan refinanced during the

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retention period, repayment of a prorated portion of the subsidy may be required. The subsidy amount reduces by 1/60th per month. If \$2,500 or less is owed, no repayment is required. In the event of refinancing or obtaining a home equity loan, the RERA can be subordinated.

Eligible High-Cost and Difficult to Develop Area Counties:

Adams County, CO
Arapahoe County, CO
Archuleta County, CO
Boulder County, CO
Broomfield County, CO
Chaffee County, CO
Clear Creek County, CO
Crowley County, CO
Denver County, CO
Douglas County, CO
Eagle County, CO

Elbert County, CO
Garfield County, CO
Gilpin County, CO
Grand County, CO
Gunnison County, CO
Jefferson County, CO
La Plata County, CO
Mineral County, CO
Moffat County, CO
Montezuma County, CO
Morgan County, CO
Ouray County, CO
Park County, CO
Payne County, OK
Pitkin County, CO
Routt County, CO
San Juan County, CO
San Miguel County, CO
Summit County, CO
Yuma County, CO

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