HOME BUYER ASSISTANCE

Grant vs. Forgivable-Loan Comparison

Write the exact terms for each option before choosing. The largest assistance amount is not always the least expensive mortgage.

Option A

[ ] Program and lender: ________________________________

[ ] Assistance amount: _________________________________

[ ] Type: Grant [ ] Forgivable lien [ ] Deferred lien [ ]

[ ] Mortgage rate and APR: _____________________________

[ ] Forgiveness period: _________________________________

[ ] Repayment triggers: _________________________________

Option B

[ ] Program and lender: ________________________________

[ ] Assistance amount: _________________________________

[ ] Type: Grant [ ] Forgivable lien [ ] Deferred lien [ ]

[ ] Mortgage rate and APR: _____________________________

[ ] Forgiveness period: _________________________________

[ ] Repayment triggers: _________________________________

Compare the complete cost

[ ] First-mortgage payment under each option

[ ] Cash needed at closing

[ ] Program and lender fees

[ ] Amount owed if selling or refinancing in years 1, 3, and 5

[ ] Total interest and mortgage-insurance cost

[ ] Whether a no-assistance loan is less expensive overall

A forgivable loan is not automatically forgiven on closing day. Obtain the note, lien, and repayment terms in writing.

Notes