ReadinessIQ

BUYER DECISION GUIDE - CHECKLIST

Should I use down payment assistance?

Down payment assistance isn't free money and it isn't a trap - it's a tool with rules, and the rules vary by state, county, and program.

YOUR CHECKLIST

- [ ] Confirm you meet the three-year first-time-buyer test or an applicable exception
- [ ] Check your household income against the program's area median income limit
- [ ] Check the home's price against the program's purchase-price cap
- [ ] Ask whether the assistance is a grant, forgivable second, deferred second, or repayable second
- [ ] Get the exact recapture or forgiveness terms in writing, including the minimum occupancy period
- [ ] Confirm your lender participates in the specific program and can pair it with your loan type
- [ ] Schedule and complete the required homebuyer education course early
- [ ] Compare the paired first-mortgage rate against an unassisted quote
- [ ] Run the combined monthly payment through the debt-to-income calculator
- [ ] Confirm the property type (condo, manufactured home, multi-unit) is eligible under the program

WATCH OUT FOR

- Assuming all assistance is free money
- Not reading the recapture clause
- Applying with income that's about to change

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Scan for the full guide - readinessiq.ai/guides/should-i-use-down-payment-assistance

Know More. Plan Smarter. Move Forward.

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