## GROW South Dakota Home Ownership Programs

<table>
<thead>
<tr>
<th>PROGRAM</th>
<th>TYPE</th>
<th>PURPOSE</th>
<th>MAXIMUM AMOUNT</th>
<th>LIEN POSITION</th>
<th>TERM</th>
<th>MONTHLY PAYMENT</th>
<th>MAXIMUM INCOME CRITERIA</th>
<th>*ELIGIBILITY REQUIREMENTS</th>
<th>SERVICE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Down Payment/ Closing Cost (SDHOF)</td>
<td>Deferred Loan</td>
<td>Purchase Primary Residence</td>
<td>$5,000</td>
<td>2nd</td>
<td>Contact Office for details</td>
<td>No</td>
<td>Under 80% AMI</td>
<td>Income; Underwriting criteria; *HBE – All; 70% min LTV 1st Mtg.; Layering Restrictions; Purchase Price Limits</td>
<td>Statewide (Rural) Sioux Falls Rapid City (Urban)</td>
</tr>
<tr>
<td>Down Payment/ Closing Cost (CMF)</td>
<td>Deferred Loan</td>
<td>Purchase Primary Residence</td>
<td>$7,500</td>
<td>2nd</td>
<td>Contact Office for details</td>
<td>No</td>
<td>Under 80% AMI</td>
<td>Income; Underwriting criteria; Purchase Price Limits; *HBE</td>
<td>Statewide</td>
</tr>
<tr>
<td>Direct Lending</td>
<td>Amortized Loan</td>
<td>Purchase Primary Residence</td>
<td>$175,000</td>
<td>1st</td>
<td>7 year balloon with maximum 30 year amortization</td>
<td>Yes</td>
<td>None</td>
<td>Underwriting criteria; *HBE</td>
<td>Statewide</td>
</tr>
<tr>
<td>Small Loan Fund</td>
<td>Amortized Loan</td>
<td>Consumer predatory debt, judgments, vehicle repairs</td>
<td>Up to $2500</td>
<td>Unsecured</td>
<td>Up to 24 Months</td>
<td>Yes</td>
<td>None</td>
<td>Underwriting Criteria; Financial Education through LSS</td>
<td>Statewide</td>
</tr>
</tbody>
</table>

### General Disclaimer
- All programs have various eligibility, income or funding requirements. Funding availability varies. Rates and terms are subject to change. GROW South Dakota encourages applicants to choose mortgage financing that meets their needs, and does not direct or restrict buyers to a particular lender or loan product.

### Note
- Due to volume, closing dates no earlier than 14 days from issued GROW SD Commitment letter.

*HBE – Homebuyer Education through GROW South Dakota
**Funds:** The Down Payment and/or Closing Cost Assistance funds are deferred loans to be used for purchase of their primary residence. There is a silent second mortgage. The clients sign both a note and a mortgage.

**Eligibility:** Income based – varies based on county and household size/purchase limits.

**Ratio Maximum Limits:**

- **HOF** - Determined by Lender AUS – Approve/Eligible determination
- **CMF** – Housing max 29% Total Debt Ratio 43%

**Term:** Matched to Lender’s first mortgage loan.

**Rate:** 0%

**Payments:** No monthly payments due.

**Repayment Deferred:** Full payment is due any of the following below:

1. Sale of the home
2. Refinance with a cash out
3. Maturity of first mortgage
4. Home is no longer the clients primary residence

**Fees:**

1. $30 mortgage recording fee.
2. $15 wire fee.

**FHA Loans:** *per FHA guidelines, any subordinate financing (GROW SD funds) must be disclosed up front to the client at time of application to be eligible for FHA loan guaranty. Grow SD funds cannot be used for the 3.5% borrower equity requirement.*