

# First-Time Homebuyer?



Your WISH might be granted.

You may be eligible for down payment assistance through the **Workforce Initiative Subsidy for Homeownership (WISH) Program!** The WISH Program is a down payment and closing cost assistance program which provides matching funds to eligible first-time homebuyers. To qualify, you must meet certain qualifications and must open escrow on your home purchase by 3/31/2022.

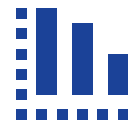
## WISH Program features



Funds can go to:  
down payment,  
closing costs or both

# 4-1

4-1 Matching Grant  
of up to \$22,000 max on  
homebuyer contribution<sup>1</sup>



Any funds received are  
forgiven after 5 years  
of full residency<sup>2</sup>

### Eligibility

- Must be a **First Time Home Buyer**
- Income meets 80% or less of HUD median family income (MFI)\*
- Funds must be used to purchase your primary residence
- Must complete a homebuyer education counseling program

### 4-1 Matching Grant Example

Homebuyer Contribution	\$1,000.00
Matched Grant Limit	\$4,000.00
Total available for home purchase	<b>\$5,000.00</b>

\* The U.S. Census Bureau's median family income (MFI) estimates are used as a basis for calculating HUD's FY2020 MFIs as of March 31, 2020. The MFI for a 4-person family: Santa Maria-Santa Barbara CA MSA: \$95,300; Oxnard-Thousand Oaks-Ventura CA MSA: \$90,350.

Home ownership could be closer than you expect! Talk to one of our Mortgage Loan Originators today.



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**Escrow must be opened by 3/31/2022, and closed by 7/31/2022.**



Behind every great community is a great bank.®



NMLS ID#: 472185

WISH grants are provided to eligible homebuyers through the Federal Home Loan Bank of San Francisco's member financial institutions. Mortgage loan is subject to credit and collateral approval. Financing available for collateral located in CA. Restrictions may apply. Terms and conditions subject to change without notice.

**1.** Enrollment in the WISH program is not a guarantee to the homebuyer of receipt of WISH funds. The grant recipients must sign a Promissory Note and Deed of Trust and a lien will be placed against the subject property for the amount of the grant. No payments are due on the grant lien as long as the homebuyer resides in the property and abides by the terms of the grant. After five (5) years, the grant is forgiven and the lien is released from the property. **2.** Grant forgiveness is based on a 20% reduction per year for a five year duration. If property is vacated by the homebuyer during the five year period, the remainder of the grant must be fully repaid by the homebuyer.