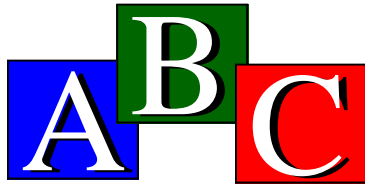


Homeownership is as Easy as A-B-C



Advance Buyer Credit Loan

- **What is an ABC loan?**
 - ▶ First-time homebuyers may be eligible to receive a Federal first-time homebuyer tax credit that is reimbursed after filing an amended 2008 tax return.
 - ▶ A NIFA ABC-loan allows you to utilize this credit NOW, at the time of closing your home loan, to pay for down payment & closing costs.
- **How does an ABC loan work?**
 - ▶ NIFA will provide a 1st mortgage loan at a specified interest rate.
 - ▶ The ABC 2nd mortgage loan amount cannot exceed the lesser of 8.5% of the purchase price or \$6,800.
 - ▶ If the ABC 2nd mortgage loan is paid in full within 120 days of closing, NIFA will reduce the first mortgage loan rate by .50% for the remaining term of the 1st mortgage loan.
- **What are the benefits of an ABC loan?**
 - ▶ Popular home-financing loan programs, such as FHA, require a down payment and closing costs. An ABC-loan lets you take advantage of your expected federal first-time homebuyer credit to pay these costs.
 - ▶ Save money every month on your mortgage payment and thousands of dollars of interest over the lifetime of your loan when you pay off your ABC loan with your federal tax credit. It's as easy as A-B-C!
- **How do I qualify?**
 - ▶ Meet NIFA's definition of a first-time homebuyer.
 - ▶ Fall within NIFA's maximum income & purchase price limits.
 - ▶ Put \$1,000 of your own funds or gift funds towards the purchase of your home.
 - ▶ Complete a homebuyer education class prior to closing.
 - ▶ Qualify for a FHA or RD loan with a local NIFA participating lender. (Income & purchase price limits and a list of local lenders can be found on NIFA's website at www.nifa.org)