



DELAWARE STATE HOUSING AUTHORITY NEWS RELEASE

DATE FOR RELEASE:
Monday, September 13, 2004

CONTACT: **Christina Hardin**
Community Relations Office
302/739-4263

DSHA Announces Low Interest Rate Mortgages \$10 million in mortgage funds now available to Delaware's first-time homebuyers

Delaware State Housing Authority (DSHA) Director Sandy Johnson announced today that \$10 million in mortgage funds is now available to first-time homebuyers with low and moderate incomes. The 30-year, fixed-rate mortgages are available at a low 5.25 percent. This is the sixth and final funding round in a \$60 million package made available through a special partnership agreement between Fannie Mae and DSHA. The complete package is being released in increments to keep pace with market fluctuations.

Families who need help with downpayment or closing costs can take advantage of an 'Assisted Loan' alternative. The assistance comes in the form of a grant equal to four percent of the mortgage amount. For example, a borrower applying for an Assisted Loan amounting to \$100,000 will receive an additional grant of \$4,000. In exchange for this assistance, the borrower pays a slightly higher interest rate on the mortgage amount, currently 6.25 percent.

Johnson noted, "The housing indicator has continued to be the prime basis of our strong economy. Having our special first-time homebuyer mortgages on the street is essential in maintaining Delaware's high performance in this market."

To qualify for the programs, families must meet certain area income requirements, and may not have owned a home within the past three years. Family gross income limits for the program vary by county location and family size. The household income for a family of three or more, for instance, may not exceed \$81,765 in New Castle County or \$72,795 for Kent and Sussex Counties. In some cases, buyers' income may exceed these limitations when a home is located in an area targeted for economic development. Targeted areas, as defined by the U. S. Census Bureau, include Census Tracts 1, 7, 9, 17, 20, 21 and 22 in the City of Wilmington, and Tract 411 in Kent County. (To locate homes for sale in these targeted areas, please contact your local Realtor®.)

In New Castle County, the purchase price of an existing home must not exceed \$270,413 in non-targeted areas, or \$330,504 in targeted areas. In Kent County, the price of an existing home cannot exceed \$201,937 in non-targeted areas or \$246,812 in targeted areas. In Sussex County, the price of an existing home cannot exceed \$189,682. There are no targeted Census Tracts in Sussex County.

Income-eligible Delawareans may apply to any participating lender for a loan. Money will be available on a first-come, first-served basis.

For more information, interested homebuyers should contact one of the participating lenders listed below, or contact DSHA at (302) 577-5001 in Wilmington or (302) 739-4263 in Dover. Information is also available on the DSHA website at www2.state.de.us/dsha.

Participating

Mortgage Lenders	New Castle	Kent	Sussex
AccuBanc Mortgage	800-377-5643	741-2200	800-377-5643
American Home Mortgage	652-3236	744-5360	644-6060
Artisans Bank	658-6881	744-9315	744-9315
C&F Mortgage	302-607-0030	800-646-8391	800-646-8391
Cendent Mortgage Corp.	866-256-9350	866-256-9349	866-256-9349
Chase Manhattan Mortgage	453-4455	678-9696	866-299-4582
Citizens Mortgage	421-2233	421-2251	421-2227
Countrywide Home Loans	731-3705	731-3705	731-3705
Eastern Mortgage Services	800-245-1175	730-3896	800-245-1175
First Horizon Home Loans	456-0776	734-5770	888-238-6662
Gilpin Financial Services	656-5400	672-6659	672-6659
Guaranty Residential Lending	239-9666	239-9666	239-9666

GMAC	877-851-4622	877-851-4622	877-851-4622
Trident Mortgage	334-6170	334-6170	334-6170
Wachovia Mortgage	421-7005	730-5482	730-5482
Wilmington Trust	651-8848	735-2070	800-736-3785

#

cmh:rvm

CONTACT FOR MORE INFORMATION:
Christina Hardin, Chief, Community Relations
Delaware State Housing Authority
18 The Green, Dover, DE 19901
(302) 739-4263
(302) 739-3178 (Fax)
tinah@dsha.state.de.us