



## Series 2025A Single Family Revenue Bond Program Guidelines

<b>Mission Statement</b>	The Mission of the Jefferson Parish Finance Authority is to provide financial assistance to Jefferson Parish residents and the surrounding parishes for homeownership thereby enhancing economic development. Together with our participating lenders and realtors, we strive to make dreams of homeownership come true.
<b>Program Objectives</b>	To provide assistance to qualifying first-time homebuyers.
<b>Eligible Activity</b>	First mortgage financing with homeownership assistance.
<b>Buy Downs</b>	Not allowed.
<b>Approved Lenders</b>	<a href="http://jpfinanceauthority.com">Find a Qualified Lender - Jefferson Parish Finance Authority (jpfinanceauthority.com)</a>
<b>Lender Requirements</b>	Lenders will register the 1 <sup>st</sup> mortgage with Standard Mortgage Corporation (SMC).  A full compliance package must be submitted to JPFA for review and approval 5 business days prior to closing date.
<b>Deadlines</b>	Closed loan delivered to Standard Mortgage Corporation in 15 days.  Loan purchased by 60 days.  Extensions are available for 10 days
<b>Fees</b>	Document Review Fee due to SMC: \$500  Compliance Review Fee due to SMC: \$85  Tax Service Fee due to SMC: \$91  Normal and Customary Lender Fees  Lock Extension Fee (Due JPFA): \$375  Please monitor JPFA for any changes to their Fees and Program Guidelines.  Missing Critical Doc Fee - Once a loan is suspended by SMC a lender has 10 business days to clear those conditions. If all conditions aren't cleared by the 10th business day the lender will owe SMC a \$250 missing critical doc fee.  JPFA is not exempt from recordation fees. Usual and customary recordation fees will apply.  All fees must be disclosed on the Lending Disclosures and Closing Disclosure for the first mortgage.
<b>Lender Compensation</b>	The Lenders may charge reasonable and customary fees. Origination fees are not allowed.  >80% AMI Government and Conventional Loan Purchase Price: 102.00  <80% AMI Conventional Loan Purchase Price: 102.50  <50% AMI Conventional Loan Purchase Price: 102.00 + \$2,500 per loan addition to the Purchase Price
<b>Mortgage Rate</b>	The mortgage rate for the first mortgage loan is <b>5.85%</b> for FHA, VA, and USDA loans and <b>6.10%</b> for Fannie Mae and Freddie Mac loans.
<b>Second Loan Amount</b>	4% of the final loan amount

<b>Second Loan Repayment</b>	The assistance is in the form of a 0% interest, deferred second mortgage. The assistance is fully forgiven after five (5) years. If the property is sold or refinanced before five (5) year forgiveness period, the full amount of the assistance received by the borrower(s) is due back to the JPFA.
<b>Second Loan Interest</b>	The annual percentage rate on the assistance funded by the JPFA is 0%.
<b>First Mortgage Loan Types</b>	FHA, VA, USDA, Fannie Mae, or Freddie Mac
<b>Ineligible Product Types</b>	FHA 203K, FHA 203H
<b>AUS</b>	Approved/Eligible.
<b>Term</b>	30-year first mortgage, 5-year soft second mortgage

**Household Income Limits:**

**Maximum Family Income Limit  
by Area & Family Size  
Jefferson Parish**

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<b>Non-Targeted Areas:</b>	<b>Max Limit</b>
Families of 2 or fewer persons	\$89,800
Families of 3 or more persons	\$103,270
<b>Targeted Areas:</b>	
Families of 2 or fewer persons	\$107,760
Families of 3 or more persons	\$125,720

**Maximum Family Income Limit  
by Area & Family Size  
St. Tammany Parish**

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<b>Non-Targeted Areas:</b>	<b>Max Limit</b>
Families of 2 or fewer persons	\$94,800
Families of 3 or more persons	\$109,020
<b>Targeted Areas:</b>	
Families of 2 or fewer persons	\$113,760
Families of 3 or more persons	\$132,720

**Targeted Areas** Jefferson Parish 257.00, 262.00, 276.02  
St. Tammany Parish 409.00

**Acquisition Cost Limits** \$544,233 (Non-Targeted Areas)/\$665,173 (Targeted Areas)

**Credit Score** 640 minimum  
Loans cannot be manually underwritten.  
Minimum of two credit scores required.  
Non-traditional credit is not allowed.

**DTI** Maximum 50%

<b>Eligible Borrowers</b>	First-time homebuyers with annual household income as defined by the program’s household income limits.								
<b>FTHB Definition</b>	<p>An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse. If either borrower meets the above test, they are considered first-time homebuyers.</p> <p>A single parent who has only owned a home with a former spouse while married is eligible.</p> <p>An individual who is a displaced homemaker and only has owned a home with a spouse.</p> <p>The FTHB requirement is waived if the borrower is a Veteran or purchasing a property in a targeted area.</p>								
<b>Homebuyer Education</b>	All eligible homebuyers using a conventional loan product (Fannie Mae or Freddie Mac) must complete a Homeownership Education class that meets the National Industry Standards. The homebuyer can attend a class through a HUD approved agency or online. Follow loan product guidelines.								
<b>Eligible Parishes</b>	Jefferson Parish, St. Tammany								
<b>Eligible Property Types</b>	One Unit Primary Residence, Townhouses, Condominiums, Manufactured Homes								
<b>Ineligible Property Types</b>	Duplexes, Mobile Homes, Vacation/Second Homes, Timeshares								
<b>Number of Units</b>	1								
<b>Program Administrator</b>	Jefferson Parish Finance Authority 1221 Elmwood Park Boulevard, Suite 505 Jefferson, LA 70123								
<b>Second Loan Payee</b>	Jefferson Parish Finance Authority								
<b>Income Verification</b>	Verification of employment/income for 2 years, paystubs within 30 days.								
<b>Assumptions</b>	Assumptions not allowed and resubordinations of the second loan are not allowed.								
<b>Insurance Requirements</b>	<p>Eligible properties must be insured with standard homeowner’s coverage with wind/hail insurance and flood insurance (if required) in an amount equal to the first loan balance.</p> <p style="text-align: center;">Conventional loans at 80% AMI have reduced Mortgage Insurance.</p> <table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 20px;">LTV</td> <td>95.01% - 97%: 18%</td> </tr> <tr> <td>LTV</td> <td>90.01% - 95%: 16%</td> </tr> <tr> <td>LTV</td> <td>85.01% - 90%: 12%</td> </tr> <tr> <td>LTV</td> <td>80.01% - 85%: 6%</td> </tr> </table>	LTV	95.01% - 97%: 18%	LTV	90.01% - 95%: 16%	LTV	85.01% - 90%: 12%	LTV	80.01% - 85%: 6%
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<b>Physical Standard/Inspections</b>	<p>All properties must meet Jefferson Parish Building Code requirements.</p> <p>Zoning Code requirements and the physical standards and inspection procedures of the FHA, VA, USDA, Fannie Mae and Freddie Mac.</p>								
<b>Occupancy Requirements</b>	Borrower(s) must occupy the purchased unit as their principal residence for at least five (5) years in order to receive forgiveness for second mortgage indebtedness. Failure to do so without the written permission of JPFA will result in the second loan assistance balance being immediately due and payable as described under the Second Loan Repayment above.								
<b>Co-Signers</b>	Permitted by the program subject to the Lender following all applicable loan agency and SMC guidelines.								
<b>Non-Occupant Co-Borrowers</b>	Permitted by the program subject to the Lender following all applicable loan agency and SMC guidelines.								
<b>Legal</b>	JPFA will provide the lender or title company the Second Mortgage Promissory Note and Second Mortgage Instrument that will need to be executed at the time of closing.								
<b>Mailing Address</b>	Jefferson Parish Finance Authority Attn: Bond Program 1221 Elmwood Park Boulevard, Suite 505								

Jefferson, LA 70123

**Requesting DPA**

The Down Payment Assistance Funding Request Form must be received by 2:00 pm (central time) 24 hours in advance of scheduled closing. Requests should be e-mailed to: [financeauthority@jpfinanceauthority.com](mailto:financeauthority@jpfinanceauthority.com). The form must also be submitted by an authorized representative of the Closing Attorney or Title Company and a copy of the

Closing Disclosure must be attached. If the final Closing Disclosure is not available, a draft is acceptable.

**Additional Grant**

The Heroes to Homeowners grant can be combined with the bond program in Jefferson Parish.

For additional details visit:

[Heroes to Homeowners - Jefferson Parish Finance Authority \(jpfinanceauthority.com\)](http://Heroes to Homeowners - Jefferson Parish Finance Authority (jpfinanceauthority.com))

JPFA grants can be applied towards down payment costs and closing costs as well as used for a principal reduction. No cash back can be given to the borrower.

**All program and compliance related inquiries may be directed to:**

**Jefferson Parish Finance Authority**  
1221 Elmwood Park Boulevard, Suite 505  
Jefferson, Louisiana 70123  
Office 504.736.6311

[www.jpfinanceauthority.com](http://www.jpfinanceauthority.com)

**Lauren Ruppel, Executive Director**  
Mobile 504.723.3983

[lruppel@jpfinanceauthority.com](mailto:lruppel@jpfinanceauthority.com)

**Team Inbox**  
[financeauthority@jpfinanceauthority.com](mailto:financeauthority@jpfinanceauthority.com)

**To become a participating lender, please contact:**

**Standard Mortgage Corporation**

**Tacey Carlton**

[tcarlton@stanmor.com](mailto:tcarlton@stanmor.com).

**For a full list of participating lenders, please visit:**

[Find a Qualified Lender - Jefferson Parish Finance Authority \(jpfinanceauthority.com\)](http://Find a Qualified Lender - Jefferson Parish Finance Authority (jpfinanceauthority.com))