



DOWNPAYMENT ASSISTANCE

click on lender name
for contact info

[CITY OF AURORA](#)

[BOULDER COUNTY
DPA](#)

[COLORADO HOUSING
ASSISTANCE CORP.](#)

[COMMUNITY
RESOURCES &
HOUSING DEV. CORP.](#)

[COLORADO HOUSING &
FINANCE AUTHORITY](#)

[THE DEARFIELD FUND
EQUITY SHARE](#)

[DOORS TO
OPPORTUNITY
DPA LOAN](#)

[CHFA SECOND
MORTGAGE LOAN](#)

MAX AMOUNT	INTEREST RATE	GRANT	FIRST TIME HOME-OWNER	PAYOFF DEFFEREL AVAILABLE	ADDITIONAL TERMS	PARTNERING LENDERS
	0%				Thirty years, no monthly payments required. Located: Aurora	Summit Mortgage, Bank of England
\$40k	3%			✓	Loan up to 10% or purchase price or max of \$40k. 3% interest. 10-year.	Elevations Credit Union
\$12k	0-5%		✓		Loan recorded as second mortgage, min contribution of \$1,000	Any. Lender must apply directly with CHAC
\$10k	match first mortgage				Interest rate to match first mortgage. 10-year. Loan recorded as second mortgage.	*e-mail or call CRHDC to discuss program details
\$25k		✓				Bank of England, Summit Mortgage, Cornerstone Lending, First Bank
\$40k			✓		For those who identify as Black/African American. Locations: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Eagle, El Paso, Elbert, Garfield, Grand, Lake, Larimer, Park, Pitkin, Teller, and Weld.	First Bank, Elevations Credit Union, PNC
\$5k	0.5%					Any
\$25k				✓		Any

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	MAX AMOUNT	INTEREST RATE	GRANT	FIRST TIME HOME-OWNER	PAYOFF DEFFEREL AVAILABLE	ADDITIONAL TERMS	PARTNERING LENDERS
IDF CDPA FUND	\$25k	0%				If a household is over 80% AMI, 1% interest rate.	Any
HELP PROGRAM	\$20k		✓			5-year home retention agreement	Bank of England
IDF DPA	\$30k	4%					FirstBank
PATH GRANT PROGRAM	\$15k		✓	✓		For those who identify as Black/ African American. Location: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Eagle, El Paso, Elbert, Garfield, Grand, Lake, Larimer, Park, Pitkin, Teller, and Weld counties	FirstBank
IDF FIRSTBANK	\$30k					Must have primary mortgage through FirstBank. Locations: Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson counties Contact: ECLT participating lender with FirstBank	FirstBank
PNC DOWNPAYMENT GRANT	\$5k		✓			Contact R Todd Lytle at PNC Bank at todd.lytle@pnc.com	PNC Bank
IDF NORTHERN COLORADO DPA						Location: Larimer County Contact: Parker McClure at pmclure@boemortgage.com	Any
MIDFIRST BANK GRANT	\$6,500		✓	✓		Location: Denver, Boulder, and Eagle counties	MidFirst Bank
ECLT DPA	\$20k	0%			✓	Serves households up to 120% AMI qualify for this program; fill out an ECLT application to see if you qualify!	Any



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haga clic en el nombre del prestamista para información de contacto

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CANTIDAD MAXIMA	TASA INTERES	SUBVENCION	PROPIETARIO DE UNA VIVIENDA POR PRIMERA VEZ	APLAZAMIENTO DE PAGO DISPONIBLE	TERMINOS	PRESTAMISTAS ASOCIADOS
	0%				Treinta años, sin pagos mensuales requeridos. Ubicación: Aurora	Summit Mortgage, Bank of England
\$40 mil	3%			✓	Préstamo de hasta el 10% del precio de compra o máximo de \$40,000. Interés del 3% 10 años.	Elevations Credit Union
\$12 mil	0-5%		✓		Préstamo registrado como segunda hipoteca, contribución mínima de \$1,000	Cualquiera. El prestamista debe presentar la solicitud directamente ante CHAC
\$10 mil	igualar la primera hipoteca				Tasa de interés que coincide con la primera hipoteca. 10 años. Préstamo registrado como segunda hipoteca.	Envíe un correo electrónico o llame a CRHDC para analizar los detalles del programa
\$25 mil		✓				Bank of England, Summit Mortgage, Cornerstone Lending, First Bank
\$40 mil			✓		Para quienes se identifican como negros/afroamericanos. Ubicaciones: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Eagle, El Paso, Elbert, Garfield, Grand, Lake, Larimer, Park, Pitkin, Teller y Weld.	First Bank, Elevations Credit Union, PNC
\$5 mil	0.5%					Cualquiera
\$25 mil				✓		Cualquiera

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[IDF CDPA FUND](#)

[HELP PROGRAM](#)

[IDF DPA](#)

[PATH GRANT PROGRAM](#)

[IDF FIRSTBANK](#)

[PNC DOWNPAYMENT GRANT](#)

[IDF NORTHERN COLORADO DPA](#)

[MIDFIRST BANK GRANT](#)

[ECLT DPA](#)

CANTIDAD MAXIMA	TASA INTERES	SUBVENCION	PROPIETARIO DE UNA VIVIENDA POR PRIMERA VEZ	APLAZAMIENTO DE PAGO DISPONIBLE	TERMINOS	PRESTAMISTAS ASOCIADOS
\$25 mil	0%				Si un hogar tiene mas de 80% de AMI, tasa de interes del 1%	Cualquiera
\$20 mil		✓			Contrato de retención de vivienda por 5 años	Bank of England
\$30 mil	4%					FirstBank
\$15 mil		✓	✓		Para quienes se identifican como afroamericanos. Ubicación condados Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Eagle, El Paso, Elbert, Garfield, Grand, Lake, Larimer, Park, Pitkin, Teller, y Weld.	FirstBank
\$30 mil					Debe tener una hipoteca principal a través de FirstBank. Ubicaciones: condados de Adams, Arapahoe, Broomfield, Denver, Douglas y Jefferson. Contacto: prestamista participante de ECLT con FirstBank	FirstBank
\$5 mil		✓			Comuníquese con R Todd Lytle en PNC Bank en todd.lytle@pnc.com	PNC Bank
					Ubicación: Condado de Larimer Contacto: Parker McClure en pmcclure@boemortgage.com	Any
\$6,500		✓	✓		Ubicación: Condados Denver, Boulder y Eagle.	MidFirst Bank
\$20 mil	0%			✓	Sirve hasta un 120% de AMI. Comuníquese con ECLT para obtener más información	Any

Eligibility



Household

Income: at or below 120% AMI

First time homebuyer with a priority for first-generation homebuyers



Housing Type

- Can be any home affixed to a permanent foundation
- Can be properties of CLTs
- Must be appropriate for household size and affordable



Communities

Funds are available only in jurisdictions that have opted into the Proposition 123 program. A list of eligible communities is available [here](#).

Use of Funds

- Down payment
- Principal reduction
- Closing costs
- Permanent interest rate buydowns



In order to receive DPA funds the interested home buyer **must complete an ECLT application**



This DPA can be layered with other funds but cannot be lower than third position on the lien hierarchy



The borrower must maintain the property as their primary residence for a period of at least 5 years or else the loan may be due upon sale

Loan Amounts and Terms

Maximum Loan Amount: Maximum cap of \$20,000 per applicant. Assistance will vary depending on the buyer's needs and availability of funds.

Debt-to-Income (DTI) Ratios: Loans will be non-forgivable and amortized over the term of the first mortgage loan.

- Front-End Ratio (FER): Must be at or below 35%.
- Back-End Ratio (BER): Must comply with existing ECLT program guidelines.

Amortization: Loans will be non-forgivable and amortized over the term of the first mortgage loan.

Loan to Value (LTV)
Maximum LTV of 100%

0%
interest

*This program is available to both ECLT and non-ECLT qualified households (serves incomes up to 120% of the Area Median Income "AMI"). Fill out an application on ECLT's website to see if you qualify!

Application Process

1. **Complete ECLT Application**
2. **Rolling Basis:** First come first served, when funds are available
3. **Purchase and Sale Agreement:** Required documents will be distributed to all parties involved in the transaction (buyer, agents, title company, lender, etc.) at least 10 business days prior to closing.
4. **Closing Process:** The applicant must not receive cash at closing. Any excess proceeds will be applied as a principal reduction.