$15,000 Down Payment or Closing Cost Assistance

Forgivable Loan Program — Community Opportunity Program | First-Citizens Bank & Trust Company (FCB) Wholesale Lending

100% Financing	No Mortgage Insurance	$15,000 Forgivable Loan

With Community Opportunity + the Forgivable Loan Program together. $20,000 forgivable loan in Georgia, North Carolina, and South Carolina.

Program Highlights

- **Forgivable Loan Program maximum: $15,000 in California and Massachusetts, and $20,000 in Georgia, North Carolina, and South Carolina.**
- Use it for down payment, closing costs, pre-paid taxes and insurance, a permanent interest rate buydown, and agent commission.
- **0% interest, no monthly payments.** 100% forgiven over 5 years — 20% forgiven for each full year that passes. The amount forgiven each year is reported to the IRS and is taxable.
- If you sell, transfer ownership, or do a cash-out refinance before the end of the 5-year Retention Period, the unforgiven balance is due — repaid from the net sale proceeds. A rate-and-term refinance may resubordinate the forgivable loan if it results in a lower payment. This does not apply to a sale on foreclosure or deed-in-lieu of foreclosure.
- Forgivable Loan Program funds cannot be used to meet reserves.
- Purchase transactions only. Owner-occupied principal residence only.

Eligible Loan Program

- Community Opportunity 30-year fixed, or FNMA Conventional 30-year fixed — Desktop Underwriter (DU) only. Brokers must be pre-approved and trained to offer Community Opportunity.
- **Standard conforming max $832,750 (2026):** 100% loan-to-value / 105% combined loan-to-value at 660 FICO; 97% / 100% at 640 FICO.
- **High-balance max $1,249,125:** 95% / 105% at 680 FICO; 80% / 100% at 640 FICO.
- Minimum FICO 620 for a conventional fixed 30-year loan with the Forgivable Loan Program.
- **45% debt-to-income. Primary loan requires 2 months PITIA reserves.** Minimum borrower contribution of $500. Liquid assets may not exceed 36 months of PITIA reserves. No mortgage insurance required on Community Opportunity.
- Homebuyer education is required for first-time homebuyers before final approval.

Eligible Properties & Borrowers

- One- to four-unit principal residence: single-family residence, PUD, and warrantable condo. No new condo projects. Manufactured homes limited to 95% loan-to-value / combined loan-to-value.

- All buyers on the sales contract must be borrowers on the mortgage. No non-occupant co-borrowers under Community Opportunity.
- Borrower may not own another residence or dwelling at the time of closing. Not limited to first-time homebuyers.

Income Limits

Income limits are a percentage of HUD Median Family Income (MFI) for the subject property, based on borrower income (not household). When the first mortgage imposes a stricter limit, the more restrictive limit applies.

- **Community Opportunity:** 100% MFI for all qualified properties; 150% MFI for first-generation homebuyers, or for borrowers moving to a Low-to-Moderate Income Tract (LMIT) in an allowable area; 200% MFI for first-generation homebuyers moving to an LMIT in an allowable area.
- **Forgivable Loan Program:** 80% MFI for low-to-moderate income borrowers (LMIB); 150% MFI for properties in an LMIT; 200% MFI for first-generation homebuyers in an LMIT.
- **LMIT:** a census tract with median family income under 80% of the MSA median income (Community Opportunity) or under 80% of the county median income (Forgivable Loan Program). Check the tract at the FFIEC Census Geocode tool.
- **LMIB:** a borrower whose income is less than 80% of county median income.

First-Generation Homebuyer

A borrower who meets **BOTH** of these tests: (1) they have not owned a home in the last 3 years, **AND** (2) their parent(s) have never owned a home. A borrower who was in foster care, or was raised by a guardian, also qualifies. Fractional heir property from unadministered estates does not count as owning a home; only one borrower must meet the definition. A First-Generation Homebuyer Declaration is required.

California Income Limits — HUD FY2026

County	80% MFI	150% MFI	200% MFI
Contra Costa	$130,240	$244,200	$325,600
Los Angeles	$86,480	$162,150	$216,200
Napa	$132,320	$248,100	$330,800
Orange	$110,880	$207,900	$277,200
Placer	$99,200	$186,000	$248,000
Riverside	$85,200	$159,750	$213,000
Sacramento	$99,200	$186,000	$248,000
San Bernardino	$85,200	$159,750	$213,000
San Diego	$104,720	$196,350	$261,800
San Francisco	$160,640	$301,200	$401,600
San Mateo	$160,640	$301,200	$401,600
Santa Clara	$164,400	$308,250	$411,000

Ventura	$108,480	$203,400	$271,200

80% MFI is the Forgivable Loan Program limit for low-to-moderate income borrowers; 150% and 200% are the LMIT / first-generation tiers. Limits are subject to change when HUD updates them each year.

Eligible Markets

Forgivable Loan Program states (California, Georgia, Massachusetts, North Carolina, South Carolina): California — Contra Costa, Los Angeles, Napa, Orange, Placer, Riverside, Sacramento, San Bernardino, San Diego, San Francisco, San Mateo, Santa Clara, Ventura. Georgia — Chatham, Cherokee, Cobb, Columbia, DeKalb, Forsyth, Franklin, Fulton, Gwinnett, Hall, Hart, Madison, McDuffie, Pickens, Richmond, Stephens. Massachusetts — Essex, Middlesex, Norfolk, Suffolk. North Carolina — all counties. South Carolina — all counties.

Community Opportunity only (100% financing, no mortgage insurance — the $15,000 / $20,000 forgivable loan is **not** available in these states): Florida — Broward, Collier, Duval, Hillsborough, Lee, Manatee, Martin, Miami-Dade, Orange, Palm Beach, Pinellas, Sarasota, Seminole, St. Johns. Virginia — Albemarle, Alleghany, Arlington, Augusta, Bedford, Botetourt, Brunswick, Campbell, Carroll, Charlottesville City, Chesterfield, Covington City, Danville City, Emporia City, Fairfax, Fairfax City, Frederick, Fredericksburg City, Galax City, Greensville, Harrisonburg City, Henrico, Loudoun, Lynchburg City, Mecklenburg, Montgomery, Nottoway, Pittsylvania, Roanoke, Roanoke City, Rockingham, Salem City, Spotsylvania, Staunton City, Waynesboro City, Winchester City. Income limit: 100% MFI, 150% MFI for qualified properties and first-generation homebuyers.

Note: the increased 150% / 200% MFI tiers apply in California, Georgia, Massachusetts, North Carolina, and South Carolina allowable areas.

How It Works

- 1. Fill out the contact form. 2. Consultation call. 3. Find your home. 4. Apply for the program. 5. Close the deal.

Contact me to see if you qualify!

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Nothing contained herein constitutes an offer to extend credit or a commitment to make a mortgage loan. Minimum FICO, reserves, and other requirements and conditions will apply. All loan programs are subject to change at any time without notice. LTVs are based on the appraised value of the real property security. Rate quotes are based on owner-occupied loans on single-family residences. Not all applicants will qualify. Loans will be made or arranged pursuant to California Financing Law License or other applicable state license. NMLS #239902 — www.nmlsconsumeraccess.org. Mortgage Capital Partners, Inc. is an Equal Housing Lender. © 2026 Mortgage Capital Partners, Inc., DBA HouseAmerica Financial. All Rights Reserved.
Sources: First-Citizens Bank & Trust Company Wholesale Lending Guide, Revision 24, effective November 16, 2026 (§20 Community Opportunity Mortgage Loan Program; §21 First-Citizens Forgivable Loan Program); HUD FY2026 Median Family Income limits. Program terms are subject to change. Verify eligibility and current guidelines with your Account Executive before quoting.