



California Housing Finance Agency

CALPLUSSM

with

ZIP

Are you a homebuyer looking for a fixed rate mortgage with closing cost assistance combined into one perfect package? CalPLUS and ZIP are for you.

GOT QUESTIONS?

Visit: www.calhfa.ca.gov

Call: **877.9.CalHFA (877.922.5432)**

STOP RENTING & START OWNING

CalPLUS features:

- ◆ A 97% LTV Conventional or 96.5% LTV FHA first mortgage loan
- ◆ 30-year term, fixed interest rate

ZIP closing cost assistance:

- ◆ Zero interest junior loan
- ◆ Deferred payment

Additional benefits:

First-time homebuyers can also add these to CalPLUS with ZIP:

- ◆ MyHome Assistance Program – deferred payment junior loan for down payment and/or closing costs
- ◆ Extra Credit Teacher Program (ECTP) – up to \$15,000 in a deferred payment loan for teachers and staff serving California’s public schools
- ◆ Mortgage Credit Certificate Program (MCC) – federal income tax credit that may lower your taxes and increase disposable income



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CalHFA is not a direct lender and uses private mortgage lenders to qualify consumers and make all mortgage loans. Sample loan terms: (Amount: \$200,000; Term: 30 years; 4.750% sample interest rate, 5.0439% Annual Percentage Rate (APR) includes lender fees and insurance; Est. monthly payment: \$1,043.30 includes principal, interest, taxes and insurance).