• All resources are updated online
  – [www.IHDAMortgage.org](http://www.IHDAMortgage.org)

• Partner Center
  – All Lender tools in ONE spot:
    • Required Documents/Checklists
    • Procedural Manual
    • Detailed FAQs
    • MITAS access
    • Reservation Manual

Questions for IHDA can be directed to mortgage@ihda.org
Questions for U.S. Bank can be directed to hfa.programs@usbank.com
<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
<th>Assistance</th>
<th>Repayment</th>
<th>Property Type</th>
<th>Min. Investment</th>
<th>Homebuyer Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>IHDAccess Forivable</td>
<td>A no monthly payment, forgivable down payment assistance loan, no repayment unless sold or refinanced before 10 yr. forgiveness period.</td>
<td>4% up to $6,000</td>
<td>No monthly, forgiven over 10 yrs.</td>
<td>Single Family (1-2 units)</td>
<td>1% or $1,000</td>
<td>1st time and repeat buyers.</td>
</tr>
<tr>
<td>IHDAccess Deferred</td>
<td>A no monthly payment, deferred down payment assistance loan, payment is due when you sell or refinance.</td>
<td>5% up to $7,500</td>
<td>Full amount due at sale/refinance of home.</td>
<td>Single Family (1-2 units)</td>
<td>1% or $1,000</td>
<td>1st time and repeat buyers.</td>
</tr>
<tr>
<td>IHDAccess Repayable</td>
<td>A zero interest repayable down payment assistance loan, monthly repayment is required.</td>
<td>10% up to $10,000</td>
<td>$83.33 monthly for 10 yrs. (0% Interest)</td>
<td>Single Family (1-2 units)</td>
<td>1% or $1,000</td>
<td>1st time and repeat buyers.</td>
</tr>
<tr>
<td>1ST HOME ILLINOIS</td>
<td>Only available in Cook, Marion, St. Clair, Winnebago.</td>
<td>Flat $7,500</td>
<td>No monthly, forgiven over 5 yrs.</td>
<td>Single Family (1-2 units)</td>
<td>1% or $1,000</td>
<td>1st time buyers only!</td>
</tr>
<tr>
<td>IHDA MCC</td>
<td>A tax credit program that gives you a 25% mortgage interest deduction for 30 years.</td>
<td>25% Annual Interest Credit</td>
<td>One-time $350 fee paid at closing</td>
<td>Single Family (1-2 units)</td>
<td>See Access</td>
<td>1st time buyers only! Must be paired with an Access Program.</td>
</tr>
</tbody>
</table>

Reminder: Freddie Mac only allows 1 unit.

Source: [https://www.ihdamortgage.org/program-directory](https://www.ihdamortgage.org/program-directory)
Start by reserving your Freddie Mac (FHLMC) Conventional mortgages

To qualify for the IAS, the borrower:

• Must use an IHDA FHLMC Conventional mortgage loan using the Access or 1stHomeIllinois Program
• Be below 80% AMI per the IAS Guide
• Receive an Accept/Eligible in LPA

Scroll to Bottom of Program List
• Retrieve the committed 1st mortgage
• You can see the already committed 2nd DPA at the bottom of the page (blue arrow)
• To reserve the IAS select “Reserve Second” (green arrow)
Select the IAS Program Heading

- Click the appropriate IHDA Advantage Subsidy Program (green arrow)
Select the IAS Program

- Click the lower IHDA Advantage Subsidy Program (green arrow)
Adjust the IAS Loan Amount

- Change the Loan Amount field to be either $1,500 or $2,500 based on program choice (green arrow)

- All other fields should already mirror the 1st mortgage
• Jump, or click through, to the “1003 Details of Transaction” page (green arrow)
Submit the IAS

- Click “Submit” on the IAS (green arrow)
Submit the Commitment

• Print or Save the IAS Commitment Confirmation (can always pull it up later as needed)

• Select “Submit” on the IAS commitment (green arrow)
You will see that we are in the Loan Detail screen of the IAS with the loan number in the Retrieve box (green arrow)

- IAS Loan Numbers are 7 digit identifiers similar to 1st or 2nd mortgages (ex: 3132419)

You can also see the other three loans tied to this borrower

- 1st Mortgage (red arrow)
- 2nd DPA (blue arrow)
- MCC *Optional with qualifying Access Programs* (orange Arrow)

At this point you are good to go and will upload your delivery files post close to the 1st mortgage
• Review the IHDA Mortgage Procedural Manual
• Use the website FAQ page:
  – https://www.ihdamortgage.org/lenderfaqs
• All program documents can be found on www.ihdamortgage.org/docs (and downloaded for each individual use)

Questions for IHDA Mortgage
mortgage@ihda.org

Questions for U.S. Bank
hfa.programs@usbank.com
Thanks for attending!
We appreciate your partnership!

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