

An Offer You Can Trust

*Home-Loan Financing from
the Washington State Housing Finance Commission*



More than 8,000 families each year buy a home using financing and downpayment assistance from the Housing Finance Commission. Since 1983, we have been a state agency dedicated to creating homeowners across Washington State.

- ✓ **Quick review**
The Commission's average turn time for review is two business days or less. We also honor rush requests. As long as the lender has no delays in the appraisal or internal processing, you'll make your closing date.
- ✓ **Funds always available**
Our funds are continuous and without limits. The Home Advantage program accesses the open market just like any other lender.
- ✓ **Speedy and dependable downpayment assistance**
Our downpayment assistance is guaranteed—no need to wait for a gift from a family member or make sure the funds stay in the borrower's account until closing. Your deal will close as usual; the lender provides the funds at closing without our involvement.
- ✓ **Competitive rates, posted daily**
The Commission's rates are strongly competitive, especially considering downpayment assistance is included. The Commission also has no loan-level pricing adjustments. Our rates are the same regardless of lender and are posted daily at heretohome.org.
- ✓ **\$145,000 income limit**
Commission loans serve moderate income people too—up to \$145,000 anywhere in the state. We use the income as calculated on the lender's loan approval.
- ✓ **Repeat homebuyers allowed**
The borrower does not need to be a first-time homebuyer. They can even own an other property at loan closing if they qualify per FHA or conventional guidelines and if the other residence does not have a loan from the Commission.