

**FIRST-TIME HOMEBUYER MORTGAGE RATES LOWEST IN HISTORY**

Families seeking to purchase their first home may benefit from the new interest rates offered by the North Dakota Housing Finance Agency (NDHFA). Industrial Commission members announced today that the mortgage rates offered through the NDHFA's Home Mortgage Finance Program (HMFP), commonly known as the "First-time Homebuyer Program," have been reduced to the lowest level ever offered in the program's 22-year history.

"Homeownership helps strengthen and build our state's economy," said Gov. John Hoeven. "Lower interest rates open the door for more first-time home buyers to qualify for owning a home."

The NDHFA is offering two 30-year fixed-rate mortgage plans at 4.50 and 4.70 percent. The program also has a Step-Rate option that starts at 4.10 percent the first year of the loan, 4.40 percent the second year, and 4.70 percent for the remaining 28 years of the mortgage. Additionally, families earning less than 50 percent of the HMFP income limits may qualify for a one percent interest rate reduction for the first three years of a HMFP mortgage loan through the HomeKey Program.

"The NDHFA's continued goal is to help the state's low- to moderate-income citizens achieve successful homeownership," said Agriculture Commissioner Roger Johnson. "To make the dream into reality for North Dakotans, the agency continues to provide the state's lowest home mortgage rates to first-time buyers. Previously the best fixed rate mortgage the agency was able to offer was 4.95 percent."

"The NDHFA has helped more than 24,000 North Dakota families achieve successful homeownership through home mortgage loans, downpayment and closing cost assistance and homebuyer education," said Attorney General Wayne Stenehjem. "The HMFP is made possible by a unique partnership, where a private lender finances a loan and the NDHFA purchases the loan."

To qualify for the HMFP, applicants must not have owned a home in the past three years; they must meet the income limits, which vary based on county and family size; they must meet the normal credit underwriting standards; and they must intend to occupy the property as their principal residence. The purchase price of the property must be within program limits. Borrower income and home purchase price limits vary by family size and county. (See attached program information for details.)

The Industrial Commission of North Dakota, consisting of Governor John Hoeven, as chairman, Agriculture Commissioner Roger Johnson and Attorney General Wayne Stenehjem, oversees the NDHFA. For more information about the NDHFA or the HMFP, contact a NDHFA participating lender or call the agency at 701-328-8080, 800-292-8621 or 800-366-6888 (TTY). Information is also available online at [www.ndhfa.org](http://www.ndhfa.org).



# NORTH DAKOTA HOUSING FINANCE AGENCY

## Home Mortgage Finance Program

### ANNUAL INCOME LIMITS (Effective March 26, 2003)

County	HMFP Family Size		HomeKey Family Size	
	Less than 3	3 or more	Less than 3	3 or more
Cass, Mercer	\$ 60,100	\$ 69,115	\$ 30,050	\$ 34,558
Burleigh, Morton	59,100	67,965	29,550	33,983
Grand Forks, Oliver, Traill	54,100	62,215	27,050	31,108
Ransom, Richland	53,400	61,410	26,700	30,705
All other Counties	51,800	59,570	25,900	29,785

Includes projected income from all sources for the 12 months following the date of application.

### ACQUISITION COST LIMITS (Effective March 26, 2003)

County	New Construction	Existing			
	1 Unit	1 Unit	2 Units	3 Units	4 Units
Cass	\$ 150,000	\$ 119,409	\$ 134,455	\$ 162,755	\$ 189,264
Burleigh & Morton	150,000	98,421	110,821	134,147	155,996
Grand Forks	150,000	90,862	102,311	123,845	144,017
All other Counties	150,000	90,066	101,415	122,761	142,756

### MORTGAGE LOAN INTEREST RATE (Effective for reservations received on or after May 28, 2003)

	Monthly Payments	Rate	P&I Factor/ \$1,000 Loan	Maximum* Points/Fees	Purchase** Price
<b>Option 1:</b>	1 – 12	4.10%	4.8320	3.0	98.5%
	13 – 24	4.40%	5.0031		
	25 – 360	4.70%	5.1727		
<b>Option 2:</b>	1 – 360	4.50%	5.0669	3.0	98.5%
<b>Option 3:</b>	1 – 360	4.70%	5.1864	1.5	100.0%
HomeKey:	1 – 36	3.70%	4.6028	1.5	100.0%
	37 – 360	4.70%	5.1385		

\* No more than 1.5 charged to the borrower(s).

\*\* Percentage used to calculate Committed Amount.

## **PARTICIPATING LENDERS**

(As of March 2003)

Alerus Bank\*  
American Federal Bank\*  
American State Bank, Dickinson  
America's Home Loans\*  
Bank Center First, Bismarck  
Bank of Glen Ullin  
Bank of Hamilton  
Bank of Minto  
Bank of Tioga  
BNC National Bank\*  
Bremer Bank\*  
Capital Credit Union, Bismarck  
Citizens Community Credit Union, Devils Lake  
Citizens State Bank, Cavalier  
Community First National Bank\*  
CountryBank USA\*  
Dacotah Bank\*  
Dakota Community Bank\*  
Dakota West Credit Union, Watford City  
Dakota Western State Bank, Hettinger  
Farmers & Merchants Bank, Hatton  
Farmers & Merchants State Bank of Langdon  
Farmers & Merchants State Bank, Tolna  
Farmers Security Bank, Washburn  
Farmers State Bank Crosby  
First Community Credit Union\*  
First International Bank & Trust\*  
First Mortgage Service Inc., Fargo  
First National Bank & Trust, Bottineau  
First Security Bank – West, Beulah  
First Security Bank, Underwood  
First Southwest Bank\*  
First State Bank\*  
First State Bank, Buffalo  
First State Bank Golva  
First State Bank Harvey  
First State Bank of LaMoure

First State Bank, Wilton  
First United Bank, Park River  
First Western Bank & Trust, Minot  
F-M Mortgage Corporation, Fargo  
Gate City Bank\*  
Great Plains National Bank\*  
Kirkwood Bank & Trust\*  
Lakeside State Bank, New Town  
Lewis & Clark Community Works, Bismarck  
Liberty State Bank, Powers Lake  
McKenzie County Bank, Watford City  
ND Air National Guard Credit Union, Fargo  
Northland Educators Federal Credit Union, Fargo  
People's State Bank, Fairmount  
People's State Bank of Velva  
Postal Family Federal Credit Union, Fargo  
Ramsey National Bank & Trust of Devils Lake  
Real Estate Mortgage Investment, Bismarck  
Scandia American Bank, Stanley  
Security First Bank of ND, Mandan  
Security State Bank, Wishek  
St. Alexius Medical Center Credit Union, Bismarck  
State Bank & Trust of Kenmare  
State Bank of Fargo  
State Bank of Lakota  
Strasburg State Bank  
Town & Country Credit Union\*  
Union Bank, Beulah  
Union State Bank, Hazen  
United Community Bank of ND, Leeds  
United Savings Credit Union, Fargo  
US Bank\*  
Valley Mortgage Inc., Fargo  
Walhalla State Bank  
Wells Fargo Home Mortgage\*  
Western Cooperative Credit Union\*  
Western State Bank\*

*\*Multiple Locations*