

Dedicated to investing in our communities.



Owning a home offers peace of mind and builds personal wealth that you can pass on to the next generation. Flagstar offers down payment assistance bonds, grants, gifts, and other programs that keep costs down for borrowers. Contact me to discuss opportunities that you may qualify for in your area.

Flagstar Programs

Flagstar Gift Program

With this exclusive Flagstar program, qualified first-time buyers can receive up to 3% or \$7,500 toward a down payment or closing costs with no obligation to repay. Eligible buyers in New York, New Jersey, and California can receive up to \$15,000.¹

Flagstar Power-Up Program²

This program offers \$5,000 in grant funds to eligible first-time home buyers living in a designated area (census tract). The new home can be outside the census tract but must be the borrower's primary residence.

Destination Home Mortgage³

This program features flexible qualifying criteria and options to buy a home with no down payment. Available in select areas for a new home purchase or purchase with renovation.¹

Detroit Land Bank⁴

This program is intended to revitalize Michigan neighborhoods by offering financing to eligible home buyers.

State and Local Programs

Down payment assistance is provided in select markets in California, Florida, Indiana, Michigan, New Jersey, New York, Ohio, and Wisconsin.

Contact me to learn more about programs to lower your out-of-pocket costs.

Call to learn more.



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1. Borrower(s) must meet the program criteria for first-time home buyer(s). Down payment and closing cost assistance for owner-occupied, primary residence only. Minimum credit score, debt-to-income (DTI) requirements, annual income limits, and purchase price limits apply. Borrower must contribute a minimum of \$1000 of their own funds towards down payment. Homeownership counseling is required. Available for properties located in limited Flagstar Bank Community Reinvestment Act (CRA) Assessment areas. Target cities eligible for the gift program are subject to change. No repayment of gift funds is required. Gift program funds are limited and may not always be available. Eligible County Locations: AZ- Maricopa; CA-Riverside and San Bernardino; FL-Miami-Dade; IN-Allen, St. Joseph; MI-Genesee, Ingham, Jackson, Kent, Macomb, Menominee, Oakland, Washtenaw, Wayne; NJ-Essex, Hudson, Monmouth, Ocean, Union; NY-Bronx, Kings, New York, Queens, Richmond; OH-Cuyahoga, Summit; WI- Brown, Oconto.

2. Power-Up: Program is for purchase transactions only. At least one qualifying borrower must be a first time home buyer and reside in an eligible census tract within one of the following Metropolitan Statistical Areas: Atlanta-Sandy Springs-Roswell, GA; Baltimore-Columbia-Towson, MD; Chicago-Naperville-Elgin, IL-IN-WI; Detroit-Warren-Dearborn, MI; Memphis, TN-MS-AR; Philadelphia-Camden-Wilmington, PA-NJ-DE-MD. Occupying borrowers may not have an ownership interest in any other financed residential properties at the time of closing. Manufactured homes and cooperative properties are not eligible. Minimum credit score, debt-to-income (DTI) requirements, and purchase price limits apply. **Flagstar Gift:** Borrower(s) must meet the program criteria for first-time home buyer(s). Down payment and closing cost assistance for owner-occupied, primary residence only. Homeownership counseling may be required. No repayment of gift funds is required. Gift program funds are limited and may not always be available.

3. Purchase or purchase with renovation of owner-occupied, primary residence only. Geographic restrictions and income limits apply. Property must be located in a low or moderate census tract in the Flagstar Bank CRA assessment area and borrower(s) must meet low-moderate income requirements. Annual income limits and loan amount limits may vary by state and county. Home buyer education required and Rehab education may be required. Available for property in these counties: CA - Riverside and San Bernardino. MI - Eaton, Ingham, Kent, Macomb, Oakland, Washtenaw and Wayne.

4. Purchase or rate/term refinance and renovation of a residential, owner-occupied, 1- to 2-Unit property in Michigan. Area restrictions and income restrictions may apply. Refinance transactions with renovations limited to the City of Detroit. Refinance without renovation eligible for all CRA-eligible markets. Home buyer education is required.

Income and area limitations may apply. Programs available only to qualified borrowers. Programs subject to change without notice. Underwriting terms and conditions apply. Some restrictions may apply. Programs available for primary residence only and homeownership education may be required for a number of these programs not a commitment to lend. Generally, the smaller your down payment percentage, the higher your interest rate. A loan to value ratio above 80% may result in a need for mortgage insurance. If mortgage insurance is required, the amount of your payment will increase. Rev 04/23