



DELAWARE STATE HOUSING AUTHORITY NEWS RELEASE

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DSHA Releases \$69M in Low-Interest Mortgage Funds

“First Bond Issue of 2008”

Delaware State Housing Authority (DSHA) Director Sandy Johnson today announced that 30-year fixed-rate mortgage funds are now available at a low 6.25% rate, with no origination points. These funds are available throughout the state from various lenders. In addition, families can take advantage of an "Assisted Loan." The assistance comes in the form of a grant equaling 3% of the mortgage amount, which can be applied to downpayment and/or closing costs. For example, a borrower applying for an Assisted Loan amounting to \$200,000 will receive an additional grant amounting to \$6,000 to pay for downpayment or closing costs with the borrower paying a slightly higher interest rate of 6.75%.

“Approximately 375 first-time homebuyers will receive low-interest loans and downpayment assistance through this bond issue, which is great news for Delawareans,” said Governor Ruth Ann Minner. “This will also stimulate the state’s economy, providing a much-needed boost to the real estate, financial services and retail sectors.”

“With some softening of home prices, having a sound, safe, low-interest mortgage product is essential for first-time borrowers,” says Johnson.

Out of the \$69 million of bonds offered, DSHA was successful in raising \$43 million of bonds from local financial institutions at below-market rate. In particular, Discover Bank bought \$10 million of the \$69M Mortgage Revenue Bond at below-market rate and provided a 2% premium on each bond. Contributions from local banks is estimated at \$500K, which will be passed on to each of the 375 borrowers that DSHA will serve with this 2008-A bond issuance.

DSHA also offers the Delaware Housing Partnership (DHP) Program, a second mortgage loan offering up to \$10,000 in downpayment assistance at 6% interest, to help homebuyers with downpayment and closing costs. Both existing and new construction properties can qualify.

Low- and moderate-income Delawareans who have not owned a home within the past three years are eligible to apply to any of the lenders partnering with DSHA to distribute the affordable mortgages to homebuyers. Eligible veterans may take advantage of the low-interest rate Single Family Mortgage Revenue Bond Program, regardless of whether or not they have previously owned a home.

DSHA encourages all first-time homebuyers to contact a housing counseling agency before proceeding with a home purchase. The housing counselors will walk prospective buyers through the home buying process, provide credit counseling and help to determine an affordable price range and mortgage payment.

Family gross income limits for participation vary according to county location and family size. The household income for a family of three or more may not exceed \$85,445 in New Castle County or \$77,625 in Kent and Sussex Counties. The maximum purchase price for an existing home in New Castle County is \$456,054. The maximum is \$444,189 in Kent County and \$384,868 in Sussex County. Loans will be available on a first-come, first-served basis.

For more information, interested homebuyers should contact one of the participating lenders listed below, or contact DSHA at (302) 577-5001 in Wilmington, (302) 739-4263 in Dover or toll free, 1-888-363-8808. Banks interested in partnering with DSHA's bond program should contact Anas Ben Addi, Housing Finance Administrator, at (302) 577-5001 or via e-mail at anas@destatehousing.com. Information is also available on DSHA's website at www.destatehousing.com.

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PARTICIPATING LENDERS	NEW CASTLE	KENT	SUSSEX
Bank of America	432-0033	-	-
C & F Mortgage	999-0130	-	629-8370
Chase Home Finance	453-4455	678-9696	226-8182
Chesapeake Mortgage Funding	-	-	628-7663
Citizens Bank	421-2233	-	249-7546
Community Residential Mortgage	-	698-4130	-
Countrywide Home Loans	731-3700	674-5379	674-5379
	479-8700	644-3060	226-4300
	498-7300		
Delaware National Bank	888-291-2400	888-291-2400	888-291-2400
First Horizon Home Loans	456-0776	734-5770	800-238-6662
First Mariner Mortgage	657-0181	657-0181	657-0181
Gateway Funding Services	654-8848	654-8848	654-8848
Gilpin Financial Services	656-5400	656-5400	656-5400
GMAC Mortgage	428-3030	877-851-4622	226-2448
Indymac Bank	324-5250	-	-
Mortgage America	239-0600	239-0600	239-0600
National City Mortgage Corp.	888-840-7130	888-840-7130	888-840-7130
PNC Mortgage	234-9206	734-9316	644-1713
	286-0270	736-1701	644-0183
Prosperity Mortgage	479-0540	800-798-8679	800-798-8679
Sovereign Bank	325-1507	326-5304	326-5304
Sun Trust Mortgage	453-2350	877-915-9159	877-915-9159
Superior Mortgage Corp.	299-1129	677-1312	-
Trident Mortgage	800-334-6170	800-334-6170	800-334-6170
Vision Mortgage Capital	355-1828	-	-
Wachovia Mortgage	877-371-2715	730-5482	730-5482
Weichert Financial Services	832-9200	-	-
	478-3800	-	-
	992-9500	-	-
Wells Fargo Home Mortgage	661-2500	672-1200	227-5700
	239-6300	-	-
	731-1400	-	-
West Star Mortgage	-	-	725-0723
Wilmington Mortgage Services	633-1660	633-1660	633-1660
Wilmington Trust Company	866-829-1929	866-829-1929	866-829-1929



Housing Counseling Agencies Referral List

www.destatehousing.com

These agencies provide one-on-one homeownership counseling and homeownership workshops.

<i>Agency</i>	<i>Address</i>	<i>Telephone</i>
First State Community Action Agency, Inc.	308 North Railroad Avenue, Georgetown, DE 19947 655 South Bay Road, Suite 4J, Dover, DE 19901 Rosehill, 19 Lambson Lane, Suite 8, New Castle, DE 19720	302-856-7761 302-674-1355 302-498-0454
Hockessin Community Center	4266 Millcreek Road, Hockessin, DE 19707	302-239-2363
Housing Opportunities of Northern Delaware, Inc.	100 West 10th Street, Suite 1004, Wilmington, DE 19801	302-429-0794
Interfaith Community Housing Delaware, Inc.	2 South Augustine Street, Newport, DE 19804 20 Patrick Henry Lane, Milford, DE 19963	302-995-7428 302-424-4650
NCALL Research, Inc.	363 Saulsbury Road, Dover, DE 19904 501 Ogletown Road, Room 325, Newark, DE 19711 110 S. Bedford Street, Georgetown, DE 19947	302-678-9400 302-283-7505 302-855-1370
Neighborhood House, Inc.	1218 B Street, Wilmington, DE 19801 219 West Green Street, Middletown, DE 19709	302-652-3928 302-378-7217
West End Neighborhood House, Inc.	710 N. Lincoln Street, Wilmington, DE 19805	302-658-4171
YWCA Delaware Homeownership Education	153 E. Chestnut Hill Road, Suite 102, Newark, DE 19713	302-224-4060