



your road home

how it works

CHFA is here to help make your home purchase a safer, more affordable and understandable process. We offer safe, secure fixed interest rate loans to buy a home, and even offer a CHFA Second Mortgage Loan to use for down payment and/or closing cost assistance.

The CHFA HomeOpenersm program:

- may be used by first time and non-first time homebuyers*,
- has no purchase price limits,
- offers affordable, fixed interest rates, and
- is available through participating lenders across Colorado.

The CHFA HomeOpenersm Plus program:

- has the same features as the CHFA HomeOpener program, and
- offers a CHFA Second Mortgage Loan to help with down payment and/or closing cost assistance.

how you qualify**

To qualify for either program:

- your total household income must be within the limits;
- you must complete a CHFA homebuyer education class (in-person or online) prior to loan closing;
- you must contribute a minimum of \$1,000 toward the purchase of the home; and
- you must have a mid credit score of 620 or higher.

participating lenders

Get started on your road home by contacting one of our CHFA Participating Lenders listed on our website at www.chfainfo.com/homebuyer. For additional information, please contact CHFA Home Finance at 888.320.3688. Approved lenders can help you determine the availability of the program and current lending terms.

* A first time homebuyer is defined by CHFA as one who has not had an ownership interest in a primary residence for the three years prior to the mortgage loan closing.

** In addition to qualifying for the CHFA program guidelines, you must also qualify according to the first mortgage underwriting guidelines as determined by your CHFA Participating Lender.



income limits

effective July 1, 2010

The Gross Annual Household Income from all occupants of the property eighteen (18) years of age or older may not exceed:

county name	income limit 1-2 person household	income limit 3+ person household
Boulder	\$103,000	\$116,400
Denver Metro*	\$87,200	\$98,600
Eagle	\$97,700	\$110,500
Garfield	\$83,000	\$93,800
Larimer	\$86,100	\$97,300
Pitkin	\$109,700	\$124,000
Routt	\$91,800	\$103,800
San Miguel	\$88,300	\$99,800
Summit	\$100,200	\$113,300
Teller	\$83,300	\$94,200
all other areas of the state	\$81,600	\$92,300

* Denver Metro includes: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, & Park Counties.

The maximum loan limit for all Mortgage Loans is the lower of \$417,000 or the amount determined by the applicable insurer/guarantor/loan product.

CHFA Home Finance

1981 Blake Street
Denver, Colorado 80202

888.320.3688
303.297.7305 tdd

www.chfainfo.com

348 Main Street
Grand Junction, Colorado 81501

800.877.8450
970.241.2341



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people live and work