



 glossary

Home Inspection


A professional inspection of a home to evaluate such items as the safety of structural and mechanical conditions of the property.

 did you know?

40 days

In July 2019, single-family homes spent 40 days on the market until sold.

Source: Colorado Association of REALTORS®

 interactive intersection

How much might I afford?

Use CHFA's mortgage calculators.

homebuyer's checklist during loan processing

After your offer to purchase a home has been accepted and you've completed your contract to purchase, the loan process begins. There is a lot involved in the loan processing stage and several items on the buyer's to-do list. Here are some of the highlights:

- **Complete inspection.** You should consider hiring a professional home inspector to identify potential mechanical or structural problems with the property. If the inspector identifies potential problems, additional professionals may be required to inspect further and evaluate specific items identified by the inspector. You may have the right to change your purchase offer if defects are found. Work with your real estate agent to negotiate this process.
- **Complete appraisal.** The mortgage company will hire an appraiser to evaluate the current market value of the property you are purchasing. You may have the right to change your offer if the appraised value of the property is less than the offered purchase price. The appraisal expense is generally part of the closing costs for your loan. Some lenders may ask you to pay for the appraisal upfront before ordering it.
- **Provide documentation.** When you apply for your loan, certain documentation such as your most recent bank statements and paystubs may be required. During loan processing, there will be further verification of this information, and updated documentation may be required.
- **Shop for homeowners insurance.** While your loan is being processed, you should also secure homeowners (or hazard) insurance and be prepared to provide the policy you purchase to your loan officer. This is required to insure the home against hazards such as a fire or weather event. Flood coverage is generally not included with a hazard or homeowners insurance policy; however, it may be required if you live within a flood zone.
- **Put spending on hold.** It is very important that you do not incur any additional and unnecessary debt while your loan is being processed and until the closing. Any new debt can put your loan approval at risk and you might not be able to complete the purchase of your home.

chfa programs: frequently asked questions

So far in 2019, CHFA has helped nearly 6,000 Coloradans become homeowners. CHFA offers home mortgage loan programs and down payment assistance through our statewide network of participating lenders. Here are some of the most common questions and answers about our homeownership programs:

q. What down payment assistance options (DPA) does CHFA offer?

a. CHFA offers [two types of assistance](#): a CHFA Down Payment Assistance Second Mortgage Loan or a CHFA Down Payment Assistance Grant.

q. In addition to any down payment requirements, do I need to contribute a minimum amount toward the purchase of a home?

a. Yes. CHFA requires borrowers to make a Minimum Borrower Financial Contribution of \$1,000 toward the purchase or refinance of the Property in addition to any remaining closing costs or down payment requirements.

q. Are there income restrictions?

a. Yes. All CHFA programs have [income limits](#). Income limits may be based on the CHFA loan program, as well as household size, county, targeted or non-targeted area, if applicable.


q. Does CHFA have a minimum credit score requirement?

a. All borrowers must have a minimum credit score of 620; however, there may be exceptions for those individuals with no credit score.


q. Is a homebuyer education class required?

a. Yes. CHFA requires all borrowers purchasing a home utilizing a CHFA first mortgage loan program to take a [CHFA-approved homebuyer education class](#) before closing on their loan.

Visit [CHFA's website](#) for more information about these and other FAQs.




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homebuyer education
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homebuyer education course

Colorado Housing and Finance Authority
www.chfainfo.com



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