

# KISS YOUR LANDLORD GOODBYE



Do you want to buy a home in Delaware?  
Are you a first-time or repeat buyer?  
Do you need assistance with down  
payment or closing costs?

The **Delaware State Housing  
Authority** can help.

## Homeownership Loans

DSHA offers first mortgage financing at or below-market interest rates to qualified Delaware homebuyers.

### How it Works

- FHA, VA, Rural Housing Loans and Conventional loans may be used.
- All first mortgages are 30-year fixed-rate loans.
- Borrowers can also use DSHA's Preferred Plus program for down payment or closing cost help.
- For current interest rates, visit <https://kissyourlandlordgoodbye.com/loan-products/> or contact a participating lender.
- Contact a participating lender or housing counseling agency to find out more!

### Eligibility

- Maximum household income:  
New Castle County  
1-2 \$103,615      3+ \$126,140  
Kent & Sussex County  
1-2 \$90,735      3+ \$110,460
- Minimum credit score: 620
- Maximum loan amount: \$417,000

## Preferred Plus and

## Homes for Grads Programs:

If saving for a down payment and closing costs have kept you from buying a home of your own, DSHA's Preferred Plus and Homes for Grads programs may help.

### How it Works

- All applicants using a DSHA Homeownership Loan can use our flexible, customizable assistance, which provides a no-interest second-mortgage loan of 2 percent to 5 percent of your overall loan amount. The percentage of assistance you select will determine the rate for the loan.
- You can apply that amount toward down payment or closing costs.
- The loan must be repaid upon the sale, transfer or refinance of the home, or when it is no longer your primary residence.
- Homes for Grads borrowers will receive a .50% reduction in the first mortgage interest rate on any one of the preferred plus options.

### Eligibility

- You must meet the requirements for DSHA's Homeownership Loan program.
- Applicants with credit scores of 659 or below must participate in housing counseling.
- Contact a housing counseling agency or participating lender to find out more!



Delaware State Housing Authority | [destatehousing.com/](http://destatehousing.com/)  
home

18 The Green, Dover, DE 19901 | 888-363-8808





# Affordable Homeownership Assistance

Are you interested in buying a home in Delaware? Are you a first-time or repeat buyer? Need assistance with down payment or closing costs? We can help!

## First-Time Homebuyer Tax Credit Program

The Delaware First-Time Homebuyer Tax Credit is a federal income tax credit that helps make homeownership more affordable to qualified homebuyers.

### How it Works

- Homebuyers who use the federal tax credit are eligible to claim a portion of the annual interest paid on their mortgage as a special tax credit.
- The amount of the credit cannot exceed \$2,000 per year.
- The tax credit will be available as long as there is a mortgage loan on the property and the homebuyer occupies it as their primary residence.
- The amount of the tax credit will be based on a percentage of the mortgage interest paid each year, at 35% of the mortgage interest paid.
- There is a \$350 application fee collected at closing, and a 1% issuance fee based on the loan

amount. The 1% fee is waived if using a DSHA Homeownership Loan.

- Homebuyers may also use DSHA's Preferred Plus down payment and closing cost assistance program.

### Eligibility

- Buyers must purchase a home in Delaware and occupy the home as their primary residence.
- Buyers cannot have owned a home in the last three years as their primary residence unless purchasing a home in a Targeted Area (see [destatehousing.com/home](http://destatehousing.com/home) for details), or the homebuyer uses the Qualified Veteran Exemption.
- Household income and the purchase price must not exceed the maximum limits set (see [destatehousing.com/home](http://destatehousing.com/home) for details).

## Other Homeownership Assistance Programs

Other government agencies in Delaware also offer homeownership assistance:

- City of Dover, Community Development: (302) 736-7005
- USDA Rural Development: (302) 857-3580
- New Castle County, Department of Community Services: (302) 395-5600
- City of Wilmington, Department of Real Estate and Housing: (302) 576-3000
- U.S. Department of Housing and Urban Development (HUD): (800) 225-5342

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Delaware State Housing Authority | [destatehousing.com/home](http://destatehousing.com/home)  
18 The Green, Dover, DE 19901 | 888-363-8808



# Participating Lenders

DSHA works with a network of participating Delaware lenders to provide our homeownership loans. Contact one of these lenders to get started today!

Lender	New Castle	Kent	Sussex	1st Time Homebuyer Tax Credit?
Academy Mortgage Corp	302-379-5965	302-379-5965	302-379-5965	Yes
Acopia Home Loans	302-894-8947	302-608-0800	302-927-1100	Yes
AnnieMac Home Mortgage	302-234-6575	302-234-6575	302-234-6575	Yes
Artisans' Bank	302-884-6868	800-282-8255	800-282-8255	Yes
Atlantic Home Loans	302-744-1505	302-744-1505	302-744-1505	Yes
Caliber Home Loans	302-584-0580	302-401-4000	302-354-5538	Yes
CMG Mortgage, Inc.	800-501-2001	800-501-2001	800-501-2001	Yes
Draper and Kramer Mortgage Corp	302-469-9920	302-469-9920	302-469-9920	Yes
DHI Mortgage	866-475-8037	866-475-8037	866-475-8037	Yes
Embrace Home Loans	302-352-5363	302-352-5363	302-352-5363	Yes
Envoy Mortgage Limited	302-223-5239	302-223-5239	302-223-5239	Yes
Evolve Bank & Trust.	302-286-7838	302-286-7838	302-286-7838	Yes
Fairway Independent Mortgage Corp	302-227-5626	302-227-5626	302-227-5626	Yes
First Home Mortgage	866-543-9185	866-543-9185	866-543-9185	No
Fulton Bank NA	302-983-0773	302-983-0773	302-983-0773	Yes
GMH Mortgage Services	877-507-2006	877-507-2006	877-507-2006	Yes
GSF Mortgage	302-322-7015	302-322-7015	302-322-7015	Yes
Guaranteed Rate Affinity	773-516-9600	773-516-9600	773-516-9600	Yes
Guaranteed Rate Inc.	302-747-5069	302-747-5070	302-747-5071	Yes
Keystone Funding, Inc.	302-508-6100	302-508-6100	302-508-6100	Yes
M & T Bank	866-829-1929	866-829-1929	866-829-1929	Yes
Meridian Bank	302-477-9449 302-635-7500 302-318-9020	302-477-9449 302-635-7500 302-318-9020	302-477-9449 302-635-7500 302-318-9020	Yes
Mortgage America Inc.	302-239-0600	302-239-0600	302-239-0600	Yes
Mortgage Network, Inc	302-633-2005	302-633-2005	302-633-2005	Yes
Movement Mortgage, LLC	302-218-6556	302-218-6556	302-218-6556	Yes
NVR Mortgage Finance	302-918-2800	302-918-2800	302-732-9930	Yes
New American Funding, Inc.	800-450-2010	800-450-2010	800-450-2010	Yes
NewRez LLC	302-781-3345	302-346-6000	302-346-6000	Yes
North Pointe Mortgage	888-672-5626	888-672-5626	888-672-5626	No
Pike Creek Mortgage Services	302-892-2811	302-892-2811	302-892-2811	Yes
Primary Residential Mortgage, Inc.	302-703-0727	302-703-0727	302-703-0727	Yes
PrimeLending, A PlainsCapital Company	302-268-1244	302-268-1244	302-268-1244	Yes
Prosperity Home Mortgage LLC	302-351-5070	302-562-2265	302-519-3457	Yes
Residential Mortgage Services, Inc.	302-455-6200	302-455-6200	302-455-6200	Yes
Santander Bank	302-654-5186	302-654-5186	302-654-5186	Yes
Supreme Lending	302-268-6244	302-268-6249	302-268-6244	Yes
Tidewater Mortgage Services Inc	302-998-7770		302-998-7770	Yes
Trident Mortgage	302-999-6940	302-999-6940	302-999-6940	Yes
Union Home Mortgage Corp	800-767-4684	800-767-4684	800-767-4684	No
Waterstone Mortgage Corporation	302-227-8252	302-227-8252	302-227-8252	Yes
Weichert Financial Services	302-992-9500	302-992-9500	302-992-9500	Yes
WSFS	302-283-4687	800-356-8945	800-356-8945	Yes

# Housing Counseling Agencies

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

HUD-Approved Housing Counseling Agencies	New Castle	Kent	Sussex
<b>CLARIFI Inc.</b>			
2 Mill Road, Wilmington, DE 19806			
710 N. Lincoln Street, Wilmington, DE 19805	800-989-2227		
100 W. 10th Street, Suite 710, Wilmington, DE 19801			
www.clarifi.org			
<b>Delaware Community Reinvestment Action Council</b>			
610 North Church Street, Wilmington, DE 19801	302-298-3249	877-825-0750	877-825-0750
20127 Office Circle, Georgetown, DE 19947	877-825-0750		
www.dcrac.org			
<b>First State Community Action Agency</b>			
308 North Railroad Avenue, Georgetown, DE 19947			
655 South Bay Road, Suite 4J, Dover, DE 19901	302-498-0454	302-674-1355	302-856-7761
19 Lambson Lane, Suite 8, New Castle, DE 19720			
www.firststatecaa.org			
<b>Housing Opportunities of Northern Delaware, Inc.</b>			
100 West 10th Street, Suite 1004, Wilmington, DE 19801	302-429-0794		
www.hond.org			
Online Housing Counseling Available			
<b>Interfaith Community Housing</b>			
613 North Washington Street, Wilmington, DE 19801			
500 W. Loockerman Street, Suite 420, Dover, DE 19904	302-652-3991	302-741-0142	
www.ichde.org			
Online Housing Counseling Available			
<b>NCALL Research</b>			
363 Saulsbury Road, Dover, DE 19904			
501 Ogletown Road, Room 325, Newark, DE 19711	302-283-7505	302-678-9400	302-855-1370
110 S. Bedford Street, Georgetown, DE 19947			
www.ncall.org			
Online Housing Counseling Available			
<b>Neighborhood House, Inc.</b>			
1218 B Street, Wilmington, DE 19801			
219 West Green Street, Middletown, DE 19709	302-658-5404	302-378-7217	
www.neighborhoodhse.org			
<b>Telamon Corporation</b>			
221 High Street, Suite 104, Seaford, DE 19973			
www.telamon.org	302-404-0529	302-404-0529	302-404-0529
Online Housing Counseling Available			
<b>YWCA Centers for Homeownership Education</b>			
153 E. Chestnut Hill Road, Suite 102, Newark, DE 19713	302-224-4060		
www.ywcade.org			