



## Our Goal

We believe in building better communities by working to increase housing opportunities through community partnerships.

- **Building Better Communities**  
REALTORS® believe communities flourish best when they offer a high quality of life at a reasonable cost.
- **Providing Housing Opportunities**  
REALTORS® believe home ownership is the American Dream and deserves a preferred place in our system of values.
- **Ensuring Economic Vitality**  
REALTORS® believe a strong economy and full employment opportunities remain the single biggest key to quality of life.
- **Protecting Private Property Rights**  
REALTORS® believe that private property rights are fundamental to a free-market system and are the cornerstone upon which this nation was founded.

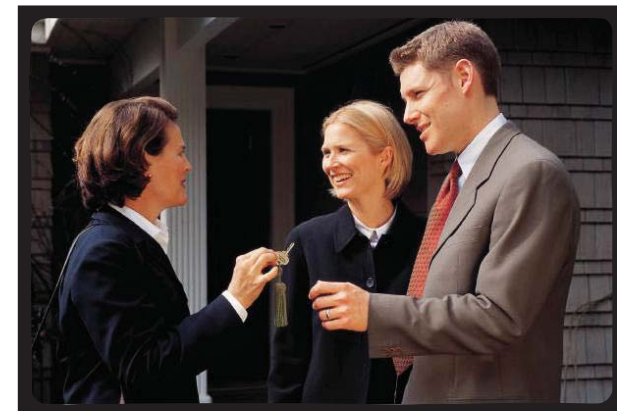


For more information on *Welcome Home Idaho* contact the Ada County Association of REALTORS®



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# Welcome Home Idaho



## Building Better Communities

REALTORS® are in the business of building communities not just selling homes. They are connected to their communities and making the dream of homeownership a reality throughout Idaho.

In an effort to stabilize and revitalize the housing market, REALTORS® in Idaho are helping make homeownership a possibility for First-Time Homebuyers by helping them overcome the greatest barrier - money for the down payment.

That is why Idaho REALTORS® have implemented *Welcome Home Idaho*; a program designed to increase the number of Idahoans in the workforce that are able to buy and own their first home.

*The program* includes a fee and interest rate buy down to help offset some of the costs associated with home ownership. The REALTORS® Community Foundation will pay off the interest on the IHFA Tax Credit Advance Loan in order to benefit the homebuyer. Funding for this program was made possible by the National Association of REALTORS® Ira Gribin Workforce Housing Grant and contribution by the Intermountain Multiple Listing Service.

*Welcome Home Idaho is a joint endeavor between the Idaho Association of REALTORS®, the Ada County Association of REALTORS®, the Idaho Housing and Finance Association, Intermountain Multiple Listing Service and the REALTORS® Community Foundation.*

## Unlocking the Dream

In order to make the tax credit for first-time homebuyers available at the time of closing, there is a Tax Credit Loan of up to \$7000 through the Idaho Housing and Finance Association (IHFA); money that can be used to help them with down payment and closing costs.



- The loan will have a 3% monthly interest payment and a balloon principal payment on the due date. There is an application fee of \$250 with \$150 refunded by IHFA upon repayment by the due date.
- REALTORS® will reimburse the buyer the remaining \$100 application fee and interest on the Tax Credit Advance, effectively making the interest rate on the loan 0%. *The availability of the payoff is on a first come first served basis until the contributed funds are used.*
- The interest and fee reimbursement will be available to buyers who pay off the entire loan by the due date.

## How we can help

REALTORS® will reach out to those who need greater access to quality, affordable homeownership and rental opportunities. By offering programs that educate buyers and REALTORS®;

- Home Buying workshops
- One-on-one counseling
- Presenting financial benefit programs such as the interest rate reimbursement
- REALTOR® Outreach and Education

REALTORS® will improve housing opportunities where they live. They are the first stop for the prospective homebuyer or renter.



In addition to helping the working families throughout the State this will also help to stabilize and revitalize the housing market in Idaho.