



# Lender Notice

## NH Housing Downpayment Assistance

July 15, 2024

### Introduction

This Lender Notice relates to important updates to NH Housing's Cash Assistance mortgage programs.

### Summary

The following changes to our Cash Assistance mortgage programs will be effective for reservations on and after August 1st, 2024:

- **Repayment:** NH Housing Cash Assistance will be due in full if any of the following events occur a) Buyer fully prepays or refinances the first mortgage; b) Buyer sells, transfers, or otherwise disposes of the Property; c) Buyer files for bankruptcy, or d) The property is no longer the primary residence of buyer.
- **DPA Options:** NH Housing will be phasing out the percentage-based Cash Assistance currently offered with our **Home Flex+** and **Home Preferred+** mortgage loan programs. In its place, we are introducing fixed Cash Assistance options of **\$5,000**, **\$10,000**, and **\$15,000** (yes, *\$15,000—you asked, and we delivered!*) These new Cash Assistance mortgages will be available for **Home Preferred**, **Home Flex**, and **Home First programs**.

You can continue to combine these new offerings with **1stGenNH** and other third-party down payment programs, as applicable.

- **Updated Forms:** NH Housing has updated our required Cash Assistance forms. The following forms have been updated:
  - [Cash Assistance Disclosure](#)
  - [Cash Assistance Loan Estimate](#)
  - [Cash Assistance Closing Disclosure](#)

The Cash Assistance Disclosure, Cash Assistance Loan Estimate and Cash Assistance Closing Disclosure are posted at [NHHomeownership.org](https://www.nhhomeownership.org) within our [Forms section](#). See Section 4.4.3, Document Preparer Requirements, of the [NH Housing Selling Guide](#) for more information on document preparation. In addition to these forms, we have included our updated Note and Mortgage which can be downloaded for review below.

# Download Sample Note

## Download Sample Mortgage

**Effective Date: August 1st, 2024**

If you have any questions, please email [underwriters@nhhfa.org](mailto:underwriters@nhhfa.org).

Sincerely,

Homeownership Team New Hampshire Housing

[ownershipinfo@nhhfa.org](mailto:ownershipinfo@nhhfa.org)

[GoNewHampshireHousing.com/Lenders](https://GoNewHampshireHousing.com/Lenders)

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**About New Hampshire Housing's Homeownership Division:** As a self-supporting public corporation, New Hampshire Housing promotes, finances, and supports housing solutions for the people of New Hampshire. Our special mortgage programs have helped more than 55,000 families purchase their own homes. The Homeownership Division works with a network of lenders and real estate professionals to offer a variety of mortgage programs that enable homebuyers – especially first-time homebuyers – to purchase or refinance a home in New Hampshire. [NHHomeownership.org](https://NHHomeownership.org)

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