NeighborWorks® GREAT FALLS

509 First Avenue South, Great Falls, MT 59401 – (406) 761.5861 – www.nwgf.org

HomeStretch (Born out of HB819)

Eligibility	• Borrower must qualify for a 30-year fixed-rate Conventional first mortgage with an approved lender. Approved lenders are:
	  • Clearwater Credit Union
	  • Glacier Bank
	  • First Interstate Bank
	  • Opportunity Bank of Montana
	  • Stockman Bank
	• Property must be in a participating county with available funds.
	• Must be an owner-occupied single-family residence, condo, townhouse or home with ADU eligible. Some Manufactured Homes with permanent foundation may be permitted.
	• Income must be between 60% and 140% of HUD (or state income limit if lower).
	• Compare total household income to HUD median income guidelines for family size and county.
	• Must complete NeighborWorks Great Falls Homebuyer Education and HomeStretch 1:1 counseling.
	• Purchase price limits only defined by first mortgage loan

Program Summary	• Second mortgage available to assist qualified borrowers with up to 30% of the purchase price for DPA, closing costs, or gap financing. • No monthly payment; loan due upon sale, refinance, transfer or non-occupancy. • Mortgage is not assumable • Single Family home purchases occupied as a principal residence for the duration of the loan. • Second mortgage will be fully underwritten by NeighborWorks
Loan Amount	• Maximum loan amount: 30% of the purchase price
Term	• 30-year fixed rate
Interest Rate	• 0% deferred second mortgage with deed restriction of 1% equity cap per year to borrower.
Fees	• 1% of the HomeStretch DPA loan amount will be charged as a program fee. In addition, a post-purchase fee and any other closing costs (e.g., title, flood certification, credit report, etc.) may apply.
Credit Guidelines	• Housing ratio must be 30% or below - Debt to income less than or equal to 42% unless valid compensating factors. • Employment history of 2 years • No minimum credit score, but must have approval/eligible finding from first mortgage • NWGF will follow secondary market and first mortgage lender for debt calculations to include but not limited to the following: Medical Debt, collections, and student loans. • Non-occupying co-borrowers not permitted
Loan to Value	• Total combined CLTV cannot exceed 105% of the purchase price.
Borrower investment	• Borrowers are required to contribute 1% of purchase price from their own funds. This can be a gift.
Asset Limits	• $20,000 max liquid assets after transaction • $100,000 total assets to include CD's, Bonds, Stocks, Mutual Funds, Etc. • Excluded: 401K, IRA, HSA, ETC.

Drafted: 9.15.2025
Approved by HOC
10.09.2025

Security	• Secured by a Deed of Trust with deed restriction of 1% per year equity share to the borrower plus principal payments made, and qualified improvements. • NWGF to be in 2nd lien position • Mortgage is not assumable.
Payments	• ACH payments are required

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