Valley First™
CREDIT UNION

WISH PROGRAM

The Workforce Initiative Subsidy for Homeownership (WISH) Program provides grants up to $30,806 to qualified first-time homebuyers, matching $4 for each $1 contributed by the homebuyer(s). WISH funds may only be used toward a down payment or reasonable and customary closing costs in conjunction with purchasing the homebuyer's primary residence.

HOMEBUYER ELIGIBILITY

- Homebuyer has successfully completed a HUD approved homebuyer counseling program.
- Must be a first-time homebuyer.
- Homebuyer must obtain his/her primary mortgage financing from Valley First Credit Union.
- Household income does not exceed 80% of the HUD Area Median Income (AMI).

INCOME GUIDELINES

At the time of enrollment in the WISH program the household's total income cannot exceed 80% of the AMI.

The household's total income cannot exceed 80% of the AMI at the time of enrollment in the WISH program. AMI guidelines are set by HUD and based on the homebuyer's Metropolitan Statistical Area (MSA) at the time of enrollment.

Three factors determine Area Median Income (AMI):

1. Household's residence at time of enrollment (MSA).
2. Number of people in the household.
3. The most recent year's income limits at enrollment.

REPAYMENT REQUIREMENTS

Repayment is not required if:

1. Sale - Home is sold to income-eligible households.
2. Refinance - WISH lien is subordinated.
3. Sale or Refinance - Amount is $2,500 or less
4. Foreclosure, DIL, Assignment to HUD, Death

For more information, or to enroll in the WISH program, please contact

WISHProgram@valleyfirstcu.org 209-549-8500 ext. 3727

Valley First Credit Union (VFCU) is a Community Development Financial Institution (CDFI) as designated by the U.S. Department of the Treasury. NMLS #508819. As an Equal Housing Lender, we do business in accordance with Federal Fair Lending Laws. All loans are subject to approval. Certain conditions & fees apply. This is not an offer to extend credit to any individual who may be entitled to a more complete disclosure per RESPA, TILA, HOEPA, or any other more applicable federal, state, or local law or regulation. Rates, terms, fees, products, programs, and equity requirements are subject to change without notice. Down payment assistance is available for qualified and eligible borrowers. Enrollment in the WISH Program does not guarantee the homebuyer's receipt of program funds. Subject to the availability of grant funding. Other criteria/requirements apply. Please feel free to see us for details.

NMLS ID: 508819 NCUA EQUAL HOUSING OPPORTUNITY