



# HOMEBUYER PROGRAMS HIGHLIGHTS / COMPARISON GUIDE



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Questions?

Contact: [Operations@HomePlusAz.com](mailto:Operations@HomePlusAz.com)

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# SAME FOR BOTH PROGRAMS



**Emphasys – Lender Online Reservation Platform**

**Master Servicer: The Money Source**

**Compliance Review conducted by Hilltop Securities**

**60-day delivery timeline**

**Extension Charges**

**DPA Lien term**

**Property types**

**Mortgage Types**

**Lender Compensation**

# PROGRAM DIFFERENCES



## Geographic Availability



### Home Plus is Available statewide:

- [All Arizona Counties](#)
- [All Arizona Cities](#)
- [All Arizona Zip Codes](#)

### Arizona Is Home, is available in rural Arizona only:

- Apache County
- Cochise County
- Coconino County
- Gila County
- Graham County
- Greenlee County
- La Paz County
- Mohave County
- Navajo County
- Pinal County
- Santa Cruz County
- Yavapai County
- Yuma County

# PROGRAM DIFFERENCES



## Borrower Income



### HomePlus Borrower Income Limit:

As of May 1<sup>st</sup>, 2025: \$146,503.00

- All Arizona Counties
- All Arizona Cities
- All Arizona Zip Codes

### Arizona Is Home Borrower Income Limits:

- Apache County \$55,300
  - Cochise County \$71,200
  - Coconino County \$101,900
  - Gila County \$76,100
  - Graham County \$81,100
  - Greenlee County \$88,400
  - La Paz County \$66,700
  - Maricopa County not available
  - Mohave County \$73,800
  - Navajo County \$67,200
  - Pima County not available
  - Pinal County \$109,600
  - Santa Cruz County \$66,100
  - Yavapai County \$87,300
  - Yuma County \$76,200
- **STRICT BORROWER INCOME CALCULATIONS**

# PROGRAM DIFFERENCES



Compliance Review conducted by HTS



## Home Plus Post-Closing Only:

- **Program Compliance Review:**
- **All material, clerical and program related review is conducted post-closing.**
- **Corrections, cures and potential redraws occur post-closing.**
- **Review for properly executed closing documents.**

## Arizona Is Home Pre-Closing Review:

### Program Compliance Review:

- **Borrower income, FTHB and other compliance related review is conducted pre-closing.**
- **Corrections, cures and potential redraws occur pre-closing.**

### Post-Closing Review:

- **Review for properly executed closing documents.**

# PROGRAM DIFFERENCES



## Interest Rates



### To Be Announced (TBA):

- **Forward settling of loans within an MBS**
- **Product availability subject to investor interest in the TBA space**
- **Interest rates can fluctuate daily**
  
- **Most effective in lower interest rate environments.**

### Mortgage Revenue Bond (MRB):

- **Bond issued by Housing Finance Agencies**
- **MRB's are tax-free for the investor(s).**
- **Interest rates are based on date of issuance i.e. and do not change daily.**
  
- **Most effective in higher interest rate environments.**



**END**