



ARIZONA INDUSTRIAL
DEVELOPMENT AUTHORITY

HOMEBUYER PROGRAMS HIGHLIGHTS / COMPARISON GUIDE



Questions?

Contact: Operations@HomePlusAz.com

V04062026 – 03162026A

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

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* (not available in Chino Valley AZ)
- Yuma County

PROGRAM DIFFERENCES



Borrower Income



HomePlus Borrower Income Limit:

As of April 6th, 2026: **\$155,386.00**

- 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



DPA Lien Terms



Home Plus DPA Terms:

- The Home Plus program provides down payment assistance (DPA) in the form of a second mortgage loan.
- The DPA Second Loan will have a five-year term, a 0% interest rate, no monthly payment, and be subject to a second mortgage lien.
- The principal of the DPA Second Loan will be forgiven after the 60-month anniversary of the original date of the loan. There will be no partial forgiveness during the term of the DPA Second Loan.
- The Arizona IDA does not subordinate or provide exceptions to the DPA repayment terms.

Arizona Is Home DPA Terms:

- The Arizona IDA's Arizona Is Home program provides down payment assistance (DPA) in the form of a second mortgage loan.
- The DPA Second Loan will have a 0% interest rate, no monthly payment, and be subject to a second mortgage lien.
- The principal of the DPA Second Loan is non-forgivable. Full amount of assistance is due upon sale or refinance.
- The Arizona IDA does not subordinate or provide exceptions to the DPA repayment terms.

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:

- **DPA Assistance is non-forgivable**

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