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ARIZONA INDUSTRIAL  
DEVELOPMENT AUTHORITY

# 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**

**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, Arizona)
- Yuma County

# PROGRAM DIFFERENCES



## Borrower Income



### HomePlus Borrower Income Limit:

As of April 6<sup>th</sup>, 2026: **\$155,386.00**

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

### Arizona Is Home Borrower Income Limits:

As of 7/1/2026

- Apache County \$66,300
  - Cochise County \$78,500
  - Coconino County \$106,000
  - Gila County \$78,900
  - Graham County \$84,100
  - Greenlee County \$83,500
  - La Paz County \$66,300
  - Maricopa County not available
  - Mohave County \$79,900
  - Navajo County \$66,300
  - Pima County not available
  - Pinal County \$112,400
  - Santa Cruz County \$66,300
  - Yavapai County \$92,200
  - Yuma County \$79,300
- **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**