

# Creative Financing Options



**Overwhelmed by lending options?** Here's a quick breakdown to help you feel confident and inspired as you navigate financing your dream home.

## ► Down Payment Assistance (DPA)

[DPA programs](#) can help with your down payment and/or closing costs. Usually offered by state housing authorities, local municipalities, and some lenders, they often require a homebuyer education course.

## ► Crowdfunding

[Crowdfunding](#) lets friends and family contribute, whether for milestones like weddings and graduations, or just any old time! It's best to pre-qualify and talk to your lender first.

## ► Special Grants

Grants come in all shapes and sizes, like those for veterans or first-time buyers. They often don't need to be repaid, or may be gifted or forgiven. Check for options from state programs, non-profits, or even some mortgage investors.

## ► Employer-Sponsored Programs

Your workplace may be able to help, too! Some employers offer benefits like down payment matching or even interest-free homebuying loans. It never hurts to ask.

## ► Government Loans

Programs like [HomeReady](#) and [Home Possible](#) offer flexible credit, reduced PMI, and co-borrower options. [Mutual Self-Help Housing](#) assists with home repairs. And [USDA Rural Development Loans](#) offer no down payment and low fixed interest rates.

## ► Rent-to-Own

Lease your dream home now, buy it later! Rent-to-own programs give you the chance to build equity before completing the purchase, making long-term financing more achievable.

## ► Shared Equity Programs

Want to lower your upfront costs? Co-investment or shared equity programs provide initial assistance in exchange for a share of your home's future value.

## ► Community Housing Programs

Low-income buyers can explore programs like [Habitat for Humanity](#), which offer affordable options with income limits and volunteer requirements. Similar organizations include [NeighborWorks America](#), Self-Help Enterprises (California-based), and Community [Land Trusts](#) (state to state).



Homeownership is achievable. Start planning today!



By The CE Shop