

## Hula Mae Loans



- ▶ Funds raised from tax-exempt bonds.
- ▶ Below market rates for 1<sup>st</sup> time buyers.
- ▶ Loans made by Hula Mae approved lenders.
- ▶ Hawaii and US Citizen at least 18 years old.
- ▶ No previous Hula Mae loan.
- ▶ Hasn't owned residence within 3 years.
- ▶ Adjusted household income limits



## More About Hula Mae Loans

- ▶ 30 Year maximum term; 1 point to buyer.
- ▶ No maximum down payment.
- ▶ Owner occupant home or condo.
- ▶ If leasehold must have 35 years remaining.
- ▶ Not available for:
  - ▶ Refinance
  - ▶ Converting agreement of sale
  - ▶ Purchasing fee title to leasehold property.



## Employee's Retirement System

- ERS loans are for state & county employees and retirees.
- ERS loans can be used for the:
  - purchase,
  - construction,
  - improvement,
  - refinancing,
  - purchase of leasehold property in fee.



## Conditions for ERS Loan:

- Owner occupant home, condo, townhouse.
- Conventional loan max points 1% to buyer.
- Income after debts must be 3½ times the monthly mortgage payment.
- Sign affidavit of owner occupancy.
- Term of lease must exceed term of the loan by 10 years.



## More on ERS Loans

- Refinancing an ERS loan only if making home improvements or buying the fee.
- Prepayment penalty the first year.
- Construction started within 4 or 6 months.
- ERS loans assumable by qualified persons.
- Agreement of Sale to anyone, but rate and terms may change.

