



## MARKET EXPANDER LOAN PROGRAM

A pilot program offering buyers a way to responsibly expand their purchasing power to find more homes that meet their needs in today's housing market.

### FEATURES AND BENEFITS

- May allow buyers the ability to pre-qualify for a larger loan amount without becoming housing cost-burdened
- Buyers can save money and build wealth faster with a below-market, 20-year interest rate
- Program funded in part by the City of Indianapolis

### REQUIREMENTS

- Household income cannot exceed 80% AMI
- Buyer must purchase in Marion County as their primary residence
- Second loan amount cannot exceed \$40,000
- Property must pass a home inspection
- 1-3% down payment



**GET STARTED TODAY! LEARN MORE ABOUT INHP OR CONTACT A LOAN ORIGINATOR AT [INHP.ORG/MORTGAGES](https://www.inhp.org/mortgages)**

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INHP lending programs are available for residents in Marion County only. Rates and terms subject to change without notice. Interest rate example: \$200,000.00 purchase price, \$168,000.00 loan amount [with buyer's 1% down (\$2,000)], plus .5% (\$840) discount point, 1.250% interest rate (1.5% APR), 620 credit score, \$791.50 monthly principal and interest payment for 240 months. Then, \$30,000 second mortgage loan amount with 0% interest rate, 0.250% APR for 360 months (30 years with payments deferred until year 21) and \$250 principal and interest payment for 120 months (beginning year 21).