



Burbank Housing Downpayment Assistance Loan Program Summary (as of 2/2026)

IMPORTANT INFORMATION FOR LENDERS PLEASE READ AND ACKNOWLEDGE THE FOLLOWING:

1. **BURBANK HOUSING MUST BE LISTED ON ALL HAZARD INSURANCE POLICIES FOR PROPERTIES INCLUDING HOA and HO6 POLICIES**
2. **ALL FIRST LOANS MUST BE IMPOUNDED WITH 30-YEAR FIXED RATE FULLY AMORTIZED LOAN TERMS.**
3. **PERMANENT RATE BUY DOWNS PERMITTED ON THE 1st CANNOT EXCEED 1% OF THE LOAN AMOUNT AND CANNOT BE PAID FOR WITH CALHOME FUNDING**
4. **E-SIGNING IS NOT PERMISSIBLE ON LENDERS FINAL LOAN DOCUMENTS**

Lender initials: _____

Category	Burbank Housing Down Payment Assistance Program (EIN: 94-2837785)
Property Eligibility	Must be located in Sonoma County (SFR/TH/Duplex/Condo)/Home inspection required
Household/Program Income Limits	Up to 80% AMI (up to 120% AMI if buyer is a fire victim)
Borrower Requirement	Must be a first-time homebuyer (First time homebuyer has not had an interest (ownership or otherwise) in a property.)
Minimum Buyer's Contribution	1% Down payment required (minimum \$5,000) (MAX CLTV 103%) (MAX CASH BACK \$500)
Program Fund Uses	Gap financing for downpayment
Housing Ratio's	40/45
FICO	620 (each borrower and lender must provide copy of recent credit report to review)
Program Limits	Max 40% down up to \$200,000
Interest Rate and Term	2%/year deferred interest/30 years
Asset Limits	Assets above \$5,000 will be calculated into household income
HELOC's	Not permitted
Refinances	Must payoff unless rate and term refi
Sales Price Limits	\$750,000 (OR current median CAR sales price, whichever is less)
Rentals	Not permitted
Resale Requirements	No, all deferred principal and interest due at resale
Appreciation/Resale Values	Initial sales cap only/No appreciation caps
Occupancy Requirements	Home must be owner-occupied at all times
Ongoing Monitoring	Annual monitoring to ensure guidelines are being followed
Recording Position	Deed of Trust must be subordinate to a performing first loan
ALTA/Loss Payee	Yes, ALTA policy required and yes, loss payee
Loss Payee	Burbank Housing Development Corp, Its successors and/or assignees 1425 Corporate Center Parkway Santa Rosa, CA 95407
Estimated COE	60-Days (from the date Burbank receives all required purchase documentation)

Sonoma County Maximum Income Limits 2025

Household Size	1	2	3	4	5	6	7	8
Low Income	\$84,650	\$96,750	\$108,850	\$120,900	\$130,600	\$140,250	\$149,950	\$159,600
Moderate Income*	\$110,900	\$126,700	\$142,550	\$158,400	\$171,050	\$183,750	\$196,400	\$209,100

*Must be a fire victim of a Sonoma County Wildfire. Fire victims include households who lost a home directly (or indirectly due to forced move due to the wildfires) or who experienced a 10% or more rent increase within 12 months of a fire. All property and purchase applications will be underwritten and approved by Burbank Housing for program eligibility.

Burbank Housing Lender Approval Certification

_____, Lender, acknowledges receipt of the Burbank Housing CalHOME Summary, as well as the CalHOME program documents including Program Guidelines, Promissory Note, Deed of Trust and PowerPoint <https://www.burbankhousing.org/homeownership/downpayment/>. _____, Lender, confirms a thorough understanding of the program and certifies that its legal and/or underwriting department have approved the use of this loan program and can lend in conjunction with a Burbank Housing Downpayment Assistance Loan. _____, Lender, understands that this program is a **loan** program and acknowledges the terms of the loan and program requirements. Furthermore, _____, Lender, understands that any intentional approval of applications that do not meet the program requirements may impact the lender's ability to participate in the program in the future.

Authorized Lender Representative Signature:

Date: _____

Print Name: _____

Title: _____

Email: _____

1425 Corporate Center Parkway, Santa Rosa, California 95407

burbankhousing.org/homeownership/downpayment

Contact: DPA@burbankhousing.org

