

	<i>Doors to Opportunity</i>	<i>The Dearfield Fund</i>	<i>FirstBank PATH Program</i>	<i>MetroDPA Social Equity Program</i>
Type of Program	Down Payment Assistance	Equity Share	Grant	Down Payment Assistance
Eligible Homebuyers	Self-identify as Black, Indigenous, or Person of Color (BIPOC) and qualifies for ECLT's program. Statewide program.	Self-identify as Black or African American and are planning to buy a primary residence in the Denver Metro Area (Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson Counties). Homebuyers must qualify as First-Time buyers under FNMA guidelines.	Self-identify as Black or African American and are planning to buy a primary residence in FirstBank's service area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Eagle, El Paso, Elbert, Garfield, Grand, Lake, Larimer, Park, Pitkin, Teller, and Weld Counties). Homebuyers must qualify as First-Time buyers under FNMA guidelines.	Residents or descendants of residents who lived in redlined Denver neighborhoods between 1938-2000, who seek to purchase a home in a Metro DPA-approved Front Range city or unincorporated area.
Eligible Property	Single-family, townhomes, duplexes, factory-built housing that meet ECLT's property criteria	Single-family, townhomes, condos, duplexes, factory-built housing	Any single-family, townhome, condo, duplex or factory-built housing as defined in Loan Policy.	Single-family, condos, townhomes. Manufactured housing is possible under specific circumstances.
Income Threshold	80% HUD AMI and below ECLT's asset limits	140% HUD AMI	140% of Colorado Median Family Income	\$150,000 or less annual income, a credit score above 640
Dollar Maximum for Program	\$50,000 for market-rate homes \$20,000 for ECLT affordable homes	\$40,000	\$20,000	\$15,000 or \$20,000 based on income level and city evaluation
Purchase Price Limit	None	\$600,00	None	None
Homebuyer Equity	Minimum of \$1,000 in earnest money & \$2,000 in reserves	Minimum of 3% of home value (can include grant/gift funds)	\$0	\$0
Loan-to-Value Ratio	Total LTV (primary mortgage + other DPA loans + Doors loan) not to exceed 100% - \$1,000 earnest	Maximum 1st DoT: 80% Maximum CLTV: 105%	Grant cannot exceed 20% of the purchase price or \$20,000, whichever is less	Based on Lender's max LTV.
Repayments	Low interest Down Payment Assistance. Principal + 0.5% interest due at resale or 30 years, whichever comes first	Equity Share: Principal + 5% or pro-rate equity share of recognized appreciation due on sale, transfer, or refinance, when the home is no longer a primary residence or death of the buyer	None	None, if the Homeowner stays in the home for three years.
Use of Funds	Down payment + closings costs (and rehab, if eligible)	Down payment + closing costs	Down payment + closing costs	Down payment + closing costs + paying down the principal of the loan
Term	Maximum 30 years	Maximum 15 years. Extensions on case by case basis	None	3 years
Collateral	Subordinate lien on the property	Subordinate lien on the property	None	Subordinate lien on the property
PMI Requirements	None	Required without 20% down payment	Required without 20% down payment	Required without 20% down payment