

Easy Close Helps More Wisconsinites Become Homeowners

Wisconsin Housing and Economic Development Authority
Homeownership: Empowering New Buyers

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Overview

For many prospective home buyers, the lack of savings for a down payment is a major barrier to purchasing their first home. WHEDA's expanded Easy Close down payment assistance loan helps more Wisconsin residents achieve the dream of homeownership.

Easy Close increases homeownership in diverse communities

WHEDA Easy Close DPA loan was increased to offer up to 6% of a home's purchase price to cover down payment and closing costs. Previously, WHEDA's Easy Close down payment assistance loans capped the maximum loan at 3.5% of a home's purchase price, so the increase to 6% helps borrowers get into a home sooner.

The expansion of the Easy Close is part of WHEDA's strategy to increase homeownership among diverse communities, large and small, all across Wisconsin. The new down payment option coupled with a WHEDA mortgage can cover up to 105% of a home's purchase price, meaning buyers may need little to no cash at closing.

When home buyers qualify for a low-cost WHEDA mortgage they may also qualify for an Easy Close DPA loan. Easy Close offers the same low-cost interest rate as a WHEDA first mortgage and is a 10-year fixed rate second mortgage with a monthly payment.

Results

The unique features of a WHEDA low-cost mortgage coupled with an Easy Close DPA loan option appeal to many first-time home buyers, who account for 95% of WHEDA's mortgage lending. Over 70% of WHEDA borrowers include a DPA loan.

The expanded Easy Close DPA loan was launched August 2020 with 1,178 Easy Close loans funded for \$7,110,000. Fifty-five percent of Easy Close borrowers took advantage of the expanded eligibility to lower their out-of-pocket costs at the time of closing.

WHEDA funds its Easy Close loans through its Dividends for Wisconsin Plan. WHEDA is not a state agency. Rather, it is a self-supporting public corporation that receives no state tax dollars for its operations. Revenues are generated from interest on loans and investments; loan origination and servicing fees; and other service fee income. These revenues are used to support WHEDA's operating and other expenses and make up the Dividends for Wisconsin Plan.

WHEDA's financial strength and strong credit ratings creates opportunities to raise and deploy mission-critical products such as the Easy Close DPA loan.

Visual Aids

[WHEDA expands financing options for homebuyers | WHEDA](#)

*Laugh as loud as
you want!*

#homeownershipgoals

Down payment assistance helps your home buyers achieve their home ownership goals. Visit www.wheda.com to learn more about WHEDA's **Easy Close Advantage**.

Certain program restrictions and eligibility requirements apply. Interest rates are subject to change daily.



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Unpacking the fun!
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