

Pennsylvania Housing Finance Agency (PHFA)

Keystone Home Loan Program



Looking for a good first time home buyer program? If so, consider the Keystone Home Loan Program. This loan program offers below market interest rates and is open to all applicants who meet income and sales price limits.

Eligible properties may be existing owner occupied single family dwellings (attached or detached), including condominium units. If the property is a two unit residence, the borrower must intend to live in one of the units. Three and four unit buildings are ineligible with the Keystone Home Loan Program. **First time homebuyers are eligible for a credit of the lesser of 4% sales price credit or \$6,000!**

Purchase Price & Income Limits	<i>County</i>	<i>Purchase Price Limit</i>	<i>Income: 1&2 Member Household</i>	<i>Income: 3&4 Member Household</i>
	Montgomery, Bucks, Chester, Delaware	\$362,200	\$90,100	\$103,600
	Lehigh	\$335,300	\$79,800	\$91,700
	Philadelphia	\$442,700	\$108,100	\$126,100

- Required for Eligibility**
- All adults who intend to live in the home within 12 months of closing must be first-time homebuyers. If the borrower is not a first-time homebuyer, they must intend to purchase a home in a targeted county or area.
 - Combined household income must not exceed the above income limits.
 - The purchase price does not exceed the price limits above.
 - Minimum Credit Score is 620 for Conventional & FHA with 80% Loan-to-value or less and 660 for PA Insurance Fund loans. Any credit score below 680 must attend in-person homebuyer education. All loans subject to credit approval.



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