



# WCDA Wyoming Community Development Authority

*Financing Affordable Housing in Wyoming*



rev. 09/2014

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## A Vision for Wyoming

For 40 years, Wyoming Community Development Authority has been making it easier for people across Wyoming to finance their first home.

We provide low-interest single family mortgages and education to help our customers buy and retain their homes. We also offer special programs to aid in the sustainability of homeownership. From our down payment assistance program, to homebuyer education and counseling, to our partnerships with developers and our work with non-profit community organizations, Wyoming Community Development Authority is the state's leading resource for housing finance.

In 1975, the WCDA was created by state statute, as an instrumentality, for the purpose of raising capital to finance affordable housing. WCDA receives no state funding. Our largest housing program is the Single Family Mortgage Purchase Program for first-time homebuyers. In order to fund this program, WCDA raises capital by selling tax-exempt mortgage revenue bonds to investors. Since the interest on the bonds is tax exempt, the investors accept a lower rate of return. The savings is passed through to homebuyers in the form of lower interest rates on mortgages.

In 2012, WCDA began offering additional financing programs for homebuyers by taking advantage of special mortgage purchase programs offered through the federal government for Housing Finance Agencies (HFAs). These programs, called the HFA Preferred Programs and the Advantage Program, are not limited to first-time homebuyers.

In addition to its single family programs, WCDA currently administers two major affordable rental housing development programs, the Low-Income Housing Tax Credit Program (LIHTC) and the HOME Investment Partnerships Program (HOME). These two federal programs have funded more than 4,700 units of affordable rental housing across the state.

From time to time, WCDA may administer other special housing programs on behalf of the state. Most recently, WCDA allocated more than \$41.3 million in federal stimulus funds to affordable housing under the Neighborhood Stabilization Program (NSP), the Tax Credit Exchange Program and the Tax Credit Assistance Program.

## WCDA Homebuyer Loans

WCDA currently offers three loan programs for the purchase of a principal residence in Wyoming: the WCDA First-time Homebuyer Program, the WCDA Advantage Program, and the HFA Preferred Programs. Visit [www.wyomingcda.com](http://www.wyomingcda.com) for the most current rates and availability.

You may apply for a WCDA loan through a WCDA Participating Lender. A list of Participating Lenders may be found on pages 19 & 20.

WCDA first mortgage loans have a 30-year term. All borrowers must be credit worthy having demonstrated a history of responsible and timely payments.

Homebuyer Education is required for most WCDA homebuyer loans. WCDA requires homebuyers to complete both an online class and a one-on-one housing counseling and budgeting session. Homebuyers should complete these classes before they shop for a home. Please visit Wyoming Housing Network at [www.whninc.org](http://www.whninc.org) to register for the online course.

### WCDA First-time Homebuyer Program Requirements

- You must be a first-time homebuyer or you may not have owned a home, as your principal residence, in the last three years. The three year requirement does not apply in a Federally Designated Targeted Area nor does it apply to veterans.
- Owner occupied primary residence
- You must be able to qualify for one of the three following loan types:
  - FHA – Federal Housing Administration
  - VA – Veterans Administration
  - RD – Rural Development Guaranteed loan program



*WCDA First-time Homebuyer Program Requirements Continued*

- Your total annual family income must be at or below the income limits listed on page 21.
- The home you are purchasing must meet the WCDA purchase price limitations as listed on page 21.
- Manufactured homes on permanent foundations that meet the requirements of FHA Mortgage Insurance and financed with a FHA mortgage are eligible
- You must be purchasing a home on six (6) acres or less.
- **Home Again Program** - If you meet all of the WCDA First-time Homebuyer Program requirements and you are purchasing a WCDA – owned property, you may be eligible for a slightly lower interest rate under the **Home Again Program**. The current interest rate for the **Home Again Program** may be found on WCDA's website.

**HFA Preferred with Mortgage Insurance**

- Conventional mortgage loan financing requiring private mortgage insurance for a loan-to-value (LTV) above 80%.
- Maximum LTV = 97%
- No first-time homebuyer requirement
- Owner occupied primary residence
- Your total annual family income must be at or below the income limits as listed on page 21.
- No purchase price limit
- No Manufactured Homes
- You must be purchasing a home on six (6) acres or less.
- DU or LP approval with minimum 620 FICO score.
- WCDA Down Payment loan available on purchases.

## WCDA Homebuyer Loans

### HFA Preferred with No Mortgage Insurance

- Conventional mortgage loan financing, without mortgage insurance
- Interest rates on this program are slightly higher than the HFA Preferred with MI Program. However, since this conventional mortgage loan program does not require private mortgage insurance, the total payment is lower than the HFA Preferred with MI.
- Maximum LTV = 97%
- No first time homebuyer requirement
- Owner occupied primary residence
- Your total annual family income must be at or below the income limits as listed on page 21.
- No purchase price limit
- No Manufactured Homes
- You must be purchasing a home on six (6) acres or less
- DU or LP approval with minimum 620 FICO score
- WCDA Down Payment loan available on purchases

### WCDA Advantage Loan Program Requirements

- FHA loans only
- Owner occupied primary residence
- No first-time homebuyer requirement
- Total annual family income must be at or below \$98,000
- No purchase price limit
- No manufactured homes
- You must be purchasing a home on six (6) acres or less.
- Minimum 620 FICO



## The Mortgage Credit Certificate (MCC) Program

The MCC Program is a First-time Homebuyer Tax Credit Program.

With an MCC, a Qualified Borrower may obtain a credit toward his/her Federal income tax liability. The MCC tax credit is a calculation based off of the mortgage interest paid. MCC Holders may use this credit over the life of the Qualifying Loan, provided the MCC Holder continues to qualify for the MCC. The actual value of an MCC and the associated tax credit will depend on the individual MCC Holder's tax situation.

The MCC Program cannot be used in conjunction with a loan under the standard WCDA First-time Homebuyer Program. The MCC Program may be used with a purchase loan under the HFA Preferred Programs or under the WCDA Advantage Loan Program.

For additional information, contact WCDA or a WCDA MCC Participating Lender. A list of Qualified MCC Lenders and additional information on the MCC program may be found on WCDA's website at [www.wyomingcda.com](http://www.wyomingcda.com).

Except for the purchase price limit for the MCC Program in Teton County which is higher, the federal eligibility requirements including income and purchase price limits for the MCC Program are the same Federal Eligibility Requirements as required under the standard WCDA First-Time Homebuyer Single Family Program.

## Home Purchase and Rehabilitation Loans

WCDA offers two loan programs (**Spruce Up Wyoming I and II**) that finance both the purchase and the rehabilitation of the home in one loan. This "single-close" loan process accomplishes these tasks with fewer closing costs than what might be incurred under a bridge loan, construction loan or first and second home improvement loan scenario. Both programs allow for either FHA 203K or Rural Development loan types.

### *Home Purchase & Rehabilitation Loans Continued*

Prior to allowing any elective or cosmetic repairs to the home, the Spruce Up Programs require that the five major components of the home must either be in safe operating condition at the time of purchase or will be in safe operating condition after the rehab is completed. These five systems are: the plumbing system (including hot water heater and well and septic, if applicable), the heating system, the electrical system, the foundation/structural components and the roof (including gutters and downspouts).

WCDA will not finance personal property (appliances) under these programs. Manufactured homes are allowed if they meet FHA requirements and the foundation is approved by an engineer. Borrowers cannot use Spruce Up funds to place a manufactured home on a foundation.

1. Spruce Up I –All the requirements for the WCDA First-time homebuyer program as listed on pages 2 - 3 must be met. The Purchase Price Limit will be met if the purchase price of the home plus the costs of all of the repairs are under the Purchase Price Limits as shown on page 21.
2. Spruce Up II – the Spruce Up II program is very similar to the Spruce Up I program with no first-time homebuyer requirement and with an income limit of \$82,000 for all family sizes in all counties. The homebuyer may not pay more than \$160,000 for the purchase of the home. The purchase price of the home plus the repairs must be added together for the total acquisition cost (purchase and rehab). The total acquisition cost may not exceed the purchase price limits listed on page 21.
  - The home must be at least 20 years old to qualify under the Spruce Up II program.
  - Minimum rehab amount – The home must have a need of at least \$15,000 in repairs for the home to be eligible under the Spruce Up II Program.





## Home Refinancing Loans

1. HFA Preferred with MI – in addition to a home purchase, this program may be used to do a limited cash out refinance of your principal residence.
2. HFA Preferred with No MI – in addition to a home purchase, this program may be used to do a limited cash out refinance of your principal residence.
3. Spruce Up II Program – in addition to purchasing and rehabilitating a home as listed above under the Spruce Up II Program, a homeowner may refinance and rehab their principal residence under the Spruce Up II Program.
  - The borrower must have owned their home for at least one (1) year.
4. WCDA Advantage Loan – in addition to a home purchase, this program may be used to do a limited cash out refinance of your principal residence.

## Down Payment and Closing Costs Assistance

WCDA has funds available to assist WCDA homebuyers with 2nd mortgage loans for a portion of their down payment and closing costs if they are purchasing a home under a WCDA first mortgage loan program. Both such loans described below are secured by the property being purchased, as a second mortgage. The loan funds may be used only to pay for Down Payment and Allowable Buyer's Closing Costs as determined by WCDA. The maximum combined loan to value cannot exceed 106%.

### Down Payment Loan Program

- Minimum Required Borrower's Contribution –\$1,500.00
- Maximum loan amount - \$10,000
- Loan Term – 1 to 96 months. Monthly principal and interest payments must be at least \$25.00 per month.
- Minimum middle FICO score - not less than 620
- Total Debt to Income ratio may not exceed 41%
- Current interest rates may be found on WCDA's website
- Amortizing loan

## Homebuyer Assistance Loan Program

- Minimum Required Borrower's Contribution –\$500.00
- Maximum loan amount - \$2,000
- Minimum middle FICO score - not less than 620
- Total Debt to Income Ratio may not exceed 41%
- Borrowers must show a need for the assistance and may not have total assets over \$30,000.00.
- The total annual family income of the borrowers must not exceed the income limits shown on WCDA's website for this program. The income limits are lower than WCDA's standard program limits.
- The loan is structured as a three percent (3%) 30 year deferred loan secured by the property being purchased, as a second mortgage. There is no monthly payment. The loans will be forgiven upon maturity of the first mortgage. Should the property be sold or otherwise transferred or cease to be the principal residence of the borrower prior to maturity of the WCDA first mortgage, the loan must be repaid at a rate of 3% per annum.
- The loan funds may be used for purchasing a principal residence with an acquisition cost not exceeding \$135,000.
- This loan must be approved by WCDA prior to closing.

## WRAP

### *Wyoming Rehabilitation & Acquisition Program*

Under the WRAP program, WCDA utilizes federal funding through HUD to purchase foreclosed single family residences, rehabilitate them, and then sell the properties to qualified, income eligible households. The WRAP program rehabilitates the homes by bringing them up to pre-defined housing quality standards.



*WRAP Continued*

**Basic applicant eligibility requirements include:**

- The applicant must be a Wyoming resident.
- The applicant must be at least eighteen (18) years of age.
- The applicant must be a United States citizen or a resident alien.
- Applicant must be a first-time homebuyer (may not have owned a home within the last three years as your principal residence).
- The property must be the applicant's primary residence for the term of the loan.
- The applicant must meet specific income and credit requirements.
- The applicant must pay a \$20.00 application fee.
- The applicant must have a steady income stream.
- Each applicant must have a credit record that demonstrates they are financially responsible. The applicant must have a minimum 620 FICO score and meet FHA credit underwriting standards.
- All household members' credit will be considered.
- All household members' anticipated income will be considered, this includes anyone who will be occupying the property, and any family members not living in the household.
- A minimum gross income of \$1,500 per month is required.
- The applicant must be able to contribute a minimum of 25% of their gross income towards the principal, interest, taxes, and insurance payment, not exceed a housing debt to income ratio of 31%, and not exceed a total debt to income ratio of 43%.
- The Household's total assets cannot exceed \$50,000.
- No current judgments, collections, bankruptcy, or prior losses with WCDA.
- The applicant must be able to make a down payment at closing of \$2,500.00.
- More information and an application for the WRAP Program may be found on the WCDA website. Properties may not be available in every county at any one time. The availability of WRAP properties and their specific locations will be posted on the WCDA website, [www.wyomingcda.com](http://www.wyomingcda.com).

## Homeowner Rehabilitation Programs

### Wyoming Energy Savers (WES)

The Wyoming Energy Savers Program is a loan program developed by WCDA to address the need for essential, cost effective energy efficiency home improvements. The WES Program loan is available to existing homeowners meeting the income limits as listed on WCDA's website. This program provides lower income homeowners an opportunity to make essential cost effective energy improvements to their home.

Allowable improvements are:

- Health and Safety repairs must be submitted in detail to WCDA. WCDA's Construction Management Department will inspect prior to determine eligibility of repairs
- New Energy Star rated furnace / heating system and any repairs necessary to complete these improvements according to the International Residential Code (2006).
- Insulation, caulking, weather stripping
- Programmable thermostats
- Exterior storm windows, exterior doors (including storm doors and patio doors).
- New exterior windows are not allowed for cosmetic purposes. Exterior windows may be allowed in circumstances where the existing windows are extremely inefficient. WCDA will only allow exterior window replacement with approval from a WCDA inspector. If allowed, the replacement windows must be Energy Star qualified for the Northern Climate Zone.
- Hot Water Heaters with Energy Star Rating, blanket, and/or pipe wrapping (tankless Hot Water Heaters are not allowed)
- Energy saving, noise reducing, blackout curtains
- An Energy Audit, not to exceed \$450, is an acceptable cost.
- Radon inspection and mitigation is also eligible under this loan program.



*Wyoming Energy Savers Continued*

Maximum Loan Amount

The maximum rehabilitation loan for energy efficiency improvements will be limited to \$15,000 with a maximum term of 15 years. The minimum loan will be limited to \$1,000.

Interest Rate

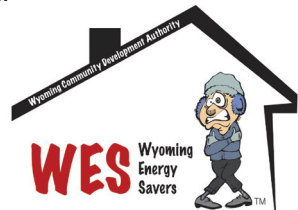
WCDA will be utilizing two different loan types, amortized or deferred loans, depending on Total Annual Family Income. Families with incomes at or below 50% of HUD's area median income by family size will be eligible to obtain either a deferred loan or an amortized loan. Households with incomes between 51% and 80% of HUD's area median income by family size will be eligible for an amortized loan only. Persons with incomes above 80% are not eligible for the WCDA WES loan. Income limits maybe found on the WCDA website, [www.wyomingcda.com](http://www.wyomingcda.com).

Residence Requirement

The home must be a one unit, single-family home located in the state of Wyoming and must be the principal residence of the Borrower(s)

Eligible Properties

- Manufactured homes on a permanent foundation are eligible for the program. The title must have been surrendered to the County allowing both the home and land to be taxed together as real property. Proof of title surrender must be provided.
- The Borrower(s) must provide proof they are current on monthly mortgage payments, property taxes, and homeowner's insurance.
- The loan shall encumber only real property located in Wyoming and held by the Borrower(s) in fee simple title.
- WCDA does not require a credit check to be performed on the Borrowers.
- No maximum loan to value requirement
- No prepayment penalties
- Maximum debt to income ratios of 41%



*Homeowner Rehabilitation Programs Continued***Community Pride and Revitalization Program (CPR)**

Community-based programs for funding of owner-occupied housing rehab.

The Community Pride & Revitalization (CPR) Program is designed to allocate money to cities, towns, and counties that have created a volunteer-based, homeowner rehabilitation program. The funds are used for materials and supplies and are allocated based on a community match. WCDA matches dollar for dollar the amount the applicant is willing to commit to the program.

Communities are making a difference with CPR funds by utilizing volunteer labor to provide much needed renovations like window and door replacements, painting, and roofing for low-income and elderly homeowners. Some Wyoming cities have received CPR grant funds and organized affiliate branches of national volunteer-based rehabilitation programs such as the World Changers Program and Christmas in April to achieve necessary rehab/maintenance. Smaller Wyoming communities have applied for funds in order to jump start local service organizations' volunteer-based rehabilitation programs.

Visit WCDA's website for the Notice of Funding Availability, Program Description and Application for funds. Applications will be accepted on a first come basis.



## Applying for a WCDA Loan

You can apply for a WCDA Single Family Mortgage Loan at any lending institution that participates in the WCDA program. A list of participating lenders is provided on pages 19 & 20.

5 steps to homeownership:

1. Complete an approved Homebuyer Education course. For more info about Homebuyer Education, see page 14.
2. Schedule a meeting with the participating lender of your choice for pre-qualification and to determine the amount of mortgage you can afford.
3. Find a home that suits your needs and meets program requirements.
4. Get a signed purchase agreement for the home. A real estate agent will help you find a home and negotiate the contract.
5. Return to your WCDA participating lender to complete the mortgage loan application

In order to qualify for a WCDA Single Family Mortgage Loan, your lender will ask you for information including, but not limited to, the following:

- Federal income tax returns from the past three years
- Employment history
- Current earnings and income
- Bank and credit card accounts
- Prior rental contracts
- Other obligations such as child support, automobile loans, etc.

Your lender customarily charges a fee for an appraisal and credit report at the time of application.

Your loan application will be processed more quickly if you have all your financial information with you at the time you first meet with your lender.

## Homebuyer Education

Wyoming Housing Network, Inc. (WHN) is a HUD approved provider of homebuyer education for WCDA borrowers.

A certificate of completion from both the online course and the one-on-one class is required to receive a WCDA Homebuyer Loan.

WHN offers both the online and one-on-one homebuyer education.

It is recommended that you complete both the online course and the one-on-one counseling before you begin shopping for a home.

For more information about Homebuyer Education, visit [www.wyomingcda.com](http://www.wyomingcda.com).

## WCDA Mortgage Loan Servicing

WCDA began its mortgage loan servicing functions in 1990 as loan servicing was beginning to be consolidated in loan servicing centers outside of the state of Wyoming. WCDA services more than 13,000 mortgage loans from its Casper office. That means that borrowers with loans serviced by WCDA, deal in-state with WCDA staff on questions they may have in regard to their Wyoming mortgage loan.

Please refer to WCDA's website for information related to loan servicing as well as access to WCDA's Borrower Online portal.





## Rental Housing Development Financing Tools

### HOME Investment Partnerships Program

WCDA administers the federally funded HOME program on behalf of the state of Wyoming. These funds may be used for the production or rehabilitation of rental housing or rehabilitation of single-family housing to benefit low and very low income households. HOME funds may be allocated to counties, cities, towns and non-profit or for profit developers through a competitive application process. WCDA's priority in allocating federal funding is to provide decent and affordable housing in areas with the greatest need.

### Low Income Housing Tax Credit Program

WCDA also administers the Section 42 Housing Tax Credit program on behalf of the state of Wyoming. This program encourages developers to build or acquire and rehabilitate rental housing to benefit low and very low income households in Wyoming. Various factors regulate the amount of tax credit awarded to a project. These credits are then sold to investors with the proceeds lowering the debt obligation of the project thereby lowering the project's monthly payments. This then allows for lower rents to be charged.

Rules and regulations governing both the HOME program and the Low Income Housing Tax Credit program are available in the Wyoming Affordable Housing Allocation Plan and can be accessed on WCDA's website [www.wyomingcda.com](http://www.wyomingcda.com).

Also refer to the WCDA website for a **Rental Housing Directory** which provides a list of subsidized rental housing by community.

## Housing Data Base Partnership

The Wyoming Housing Database Partnership (the Partnership) was created in 1997 to provide information regarding Wyoming's homeownership and rental housing needs. The intent of the publications developed by the Partnership is to provide current, high quality, relevant information to enhance decisions pertaining to housing development. The information is useful to housing developers, lenders, state and local governments, economic developers, and anyone looking for Wyoming demographics, economics, and housing information.

The Partnership is sponsored by the WCDA. Other organizations providing data and review and oversight assistance are: the Wyoming Department of Administration and Information, Division of Economic Analysis, the Wyoming Department of Transportation, the Wyoming Department of Revenue, the County Assessors of Wyoming, the Wyoming Business Council, and the Casper, Campbell County, Cheyenne, Northwest Wyoming and Teton County Multiple Listing Services.

The publications available from the Partnership are:

- Semi-annual Profile of Demographics, Economics and Housing – June 30 and December 31
- Annual Housing Forecast
- Housing Conditions Report
- Annual Economic Benefit of WCDA's Programs
- Semi-annual Regional Summaries – June 30 and December 31

All of these documents are available free of charge and may be downloaded from the WCDA website.

Look for the WCDA Dashboard at [www.wyomingcda.com](http://www.wyomingcda.com) on the Demographics webpage. The WCDA Dashboard allows easy access to sortable housing, economic and demographic data.



## Habitat Partners Program

In addition to purchasing loans from participating lenders, WCDA also purchases loans from the Wyoming Habitat affiliates. The purchase of a Habitat loan frees up the Habitat funds more quickly allowing each affiliate to help more families. WCDA has purchased more than \$8,000,000 in Habitat loans since the program's inception.

## Wyoming Fair Housing Discussion



The Fair Housing Act prohibits housing discrimination based on any of these seven protected classes:

- Race
- Color
- National Origin
- Religion
- Gender
- Familial Status
- Disability

For example, it is illegal to take any of the following actions based solely on being a member of the protected classes:

- Refuse to rent, sell, or negotiate for housing
- Set different terms or conditions or privileges for the sale or rental of a dwelling
- Falsely deny that housing is available for inspection, sale or rental
- For profit, persuade homeowners to sell or rent a dwelling by suggesting that people of a particular protected class have moved or are about to move into a neighborhood
- Refuse to make reasonable accommodations in rules, policies, practices or services necessary for a disabled person to use housing
- Refuse to make a mortgage loan
- Impose different conditions on a loan such as different interest

*Wyoming Fair Housing Discussion Continued*

- rates or fees
- Refuse to provide homeowners insurance or impose less favorable conditions

This list is not comprehensive but provides a sampling of issues where the Fair Housing Act would apply.

**Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity-** Through this final rule, HUD implements policy to ensure that its core programs are open to all eligible individuals and families regardless of sexual orientation, gender identity, or marital status.

The **Age Discrimination Act of 1975** prohibits discrimination on the basis of age in programs or activities receiving Federal financial assistance.

If you think your rights may have been violated, contact the Denver Regional Office of the U.S. Department of Housing and Urban Development:

1670 Broadway  
Denver, CO 80202-4801  
303.672.5437  
800.877.7353  
TTY 303.672.5248



## Participating Lenders

*Not all WCDA Lenders participate in all WCDA programs. Please contact WCDA in regard to specific lender participation.*

### **Afton**

1st Bank

### **Alpine**

1st Bank

Universal American Mortgage

### **Basin**

Security State Bank

### **Buffalo**

First Northern Bank of Wyoming

First Interstate Bank

### **Casper**

First Interstate Bank

Hilltop National Bank

Jonah Bank

Wallick & Volk

Wells Fargo Home Mortgage, Inc.

### **Cheyenne**

Centennial Lending

Central Bank & Trust

Cheyenne State Bank

First Interstate Bank

Jonah Bank

Pinnacle Bank of Wyoming, Inc.

Security First Bank

Wallick & Volk

Wells Fargo Home Mortgage, Inc.

Wyoming Bank & Trust

### **Cody**

First Bank of Wyoming

Pinnacle Bank of Wyoming, Inc.

Wells Fargo Home Mortgage, Inc.

### **Evanston**

1st Bank

Wells Fargo Home Mortgage, Inc.

### **Gillette**

First Interstate Bank

First Northern Bank of Wyoming

First National Bank of Gillette

Pinnacle Bank of Wyoming, Inc.

Premier Home Mortgage

Security State Bank

Wells Fargo Home Mortgage, Inc.

### **Green River**

Wells Fargo Home Mortgage, Inc.

### **Guernsey**

First State Bank of Guernsey

### **Jackson**

First Interstate Bank

### **Kemmerer**

1st Bank

### **Lander**

Central Bank & Trust

First Interstate Bank

Wells Fargo Home Mortgage, Inc.

### **Laramie**

First Interstate Bank

Security First Bank

Wells Fargo Home Mortgage, Inc.

### **Lovell**

First Bank of Wyoming

### **Lyman**

Wells Fargo Home Mortgage, Inc.

*Participating Lenders Continued***Moorcroft**

Pinnacle Bank of Wyoming, Inc.

**Mountain View**

1st Bank

**Newcastle**

Pinnacle Bank of Wyoming, Inc.

**Pinedale**

1st Bank

Wells Fargo Home Mortgage, Inc.

**Powell**

First Bank of Wyoming

Pinnacle Bank of Wyoming, Inc.

Wells Fargo Home Mortgage, Inc.

**Riverton**

Central Bank &amp; Trust

First Interstate Bank

Wells Fargo Home Mortgage, Inc.

**Rock Springs**

1st Bank

RSNB Bank

Wells Fargo Home Mortgage, Inc.

**Sheridan**

First Federal Savings Bank

First Interstate Bank

First Northern Bank of Wyoming

Premier Home Mortgage

Security State Bank

Wells Fargo Home Mortgage, Inc.

**Thermopolis**

Central Bank &amp; Trust

Pinnacle Bank of Wyoming, Inc.

**Torrington**

First State Bank of Torrington

Pinnacle Bank of Wyoming, Inc.

**Wheatland**

First State Bank of Wheatland

**Worland**

Pinnacle Bank of Wyoming, Inc.

**MCC Program Participating Lenders****Casper**

Wallick &amp; Volk

**Cheyenne**

Wallick &amp; Volk

Wyoming Bank &amp; Trust

**Laramie**

The Mortgage Source

**Dallas, TX**

Highland Residential



## Income Limits for WCDA Loans & MCC Program

	1 & 2 Person Family	3+ Person Family
Albany County	\$73,000	\$84,000
Campbell County	\$87,000	\$101,000
Converse County	\$74,000	\$85,000
Laramie County	\$74,000	\$85,000
Sublette County	\$79,000	\$91,000
Sweetwater County	\$84,000	\$97,000
Teton County	\$116,000	\$135,000
Uinta & Weston Counties	\$75,000	\$86,000
All Other Counties	\$71,000	\$82,000

**Spruce Up II** - Income limit for all family sizes in all counties is \$82,000.  
**WCDA Advantage Loans** - Income limit of \$98,000.

## Purchase Price Limits for WCDA Loans & MCC Program

	New Home	Existing Home
Sublette County	\$275,000	\$275,000
Teton County	\$450,000	\$450,000
All Other Counties	\$250,000	\$250,000

### WCDA MCC Program

Sublette County	\$275,000
Teton County	\$600,000
All other counties	\$250,000

**Spruce Up II** - Purchase Price Limit of the home prior to rehabilitation is \$160,000. Acquisition Costs including purchase price and rehabilitation costs cannot exceed \$250,000.

**WCDA Advantage Loans** - No purchase price limit.



Wyoming Community Development Authority  
155 N. Beech Street • P.O. Box 634 Casper, WY 82602  
Phone: (307) 265-0603  
Fax: (307) 266-5414

Mortgage Servicing Department  
*Payments:* P.O. Box 12000  
*Correspondence/Payoff:* P.O. Box 10100 Casper, WY 82602  
Phone: (307) 265-5102  
Fax: (307) 265-0306  
Toll-Free: (800) 273-4635

For Hearing Impaired dial 711 for the Wyoming Relay Service

100% Post Consumer Papers



FSC Certified Papers



Made with 100% Green Energy



Green Seal Certified Papers



[www.wyomingcda.com](http://www.wyomingcda.com)