OPPORTUNITY DPA

Please see Section 13 (Downpayment Programs) of the House Key manual for all other program guidelines, terms and conditions.

PROGRAM ELIGIBILITY

Eligible Borrowers who purchase within the state of Washington and meet the following guidelines.

MORTGAGE DETAILS

(Updated 5/5/2021)

Interest Rate - 1% simple interest, payment deferred
Loan Term - 30 years

Maximum Loan Amount - up to $15,000.

Repayment – Due at the time of sale, transfer, refinance, early payoff of 1st mortgage or 30 years, whichever comes first.

Lenders to determine need using ***Needs Assessment Form*** **unless Borrower is a Veteran**. There is no assessment of need if Borrower is a Veteran.

If Front-End DTI is under 25.00%, the loan amount is based upon **maximum** financing for first mortgage type. In other words, on an FHA loan, the minimum downpayment is 3.5%. The Commission will not cover additional amounts toward downpayment.

MAXIMUM CREDIT INCOME LIMIT

(Updated 6/08/2026)

To be eligible, the total Application Income must not exceed the following limits:

County	1-2 Person Household	3+ Persons Household
King/Snohomish	$93,350	$116,650
Clark/Kitsap/Pierce/Skamania	$83,000	$103,700
Thurston/Whatcom	$78,600	$98,250
All other counties	$67,450	$84,300

This downpayment assistance program uses Credit Underwriting Income for the Opportunity DPA 2nd mortgage. Please see Section 13 of the House Key manual

A copy of the underwriter's signed income worksheet or loan approval reflecting final income figures must be included in the Pre-Closing Compliance Review File.