

Homebuyer Mortgage Shopping

Resource Guide

This guide provides helpful information as you explore mortgage options while participating in a CDBG-DR homeownership or housing assistance program.

It explains common concepts related to mortgage shopping, outlines your rights as a homebuyer, and highlights considerations that may be relevant as you compare loan products.



Why It's Important to Shop Around

Mortgage terms vary widely between lenders. Even small differences in interest rates, fees, down payment requirements, or loan terms can significantly impact your long-term costs. By contacting several lenders, you can:

- ✓ Compare interest rates and closing costs.
- ✓ Learn about different loan products you may qualify for.
- ✓ Understand which lender provides the best customer service and most responsive support.
- ✓ Ensure you're getting the most affordable and sustainable financing option for your household.



Shopping around is one of the most effective ways to save money during the homebuying process.

Your Rights as a Homebuyer

As a homebuyer participating in an affordable housing program, you have the right to:

- Choose any qualified lender you prefer.
- Receive Loan Estimates that clearly outline the terms and costs of each mortgage offer.
- Ask questions and request clarification at any time.
- Seek homebuyer counseling or financial education support. This is required by the CDBG-DR program.
- Take the time you need to feel confident in your decision.



No lender should pressure you into making a quick decision or choosing a product that you don't understand.

First-Time Homebuyer Considerations

If this is your first time purchasing a home, you may have access to additional benefits, such as:

- ✓ Down payment assistance programs.
- ✓ Reduced interest rates or mortgage insurance.
- ✓ First-time homebuyer education courses.
- ✓ Programs designed specifically for lower income households.



List of Lenders, Loan Programs, Homebuyer Resources

The following list is not exhaustive but is intended as a helpful reference. Homebuyers may explore additional lenders or programs that meet their needs including your local bank or credit union.

Kentucky Housing Corporation Homeownership Resources



[KHC Homeownership Site](#)



[KHC Future Homebuyers Site](#)



[Find an approved KHC Mortgage Lending Partner](#)

USDA Rural Development

Single-Family Housing Guaranteed Loan Program (SFHGLP)



[Find a lender in Kentucky](#)



[Information on the SFHGLP](#)

FHA Loans



[Find a Federal Housing Administration \(FHA\) Lender](#)

Federal Home Loan Bank of Cincinnati Resources



[Federal Home Loan Bank of Cincinnati, Welcome Home Program for LMI Homebuyers](#)



[Federal Home Loan Bank of Cincinnati, Rise Up Program for first-generation, first-time homebuyers](#)