Impact Development Fund

NoCo Foundation

NoCo Foundation Equity Share Down Payment Assistance Program

Service Area	Larimer and Weld Counties
Eligible Properties	Properties taxed as real property within NoCo Foundation's Service Area
Maximum Purchase Price	$650,000
Income Maximum	No greater than 120% of HUD Area Median (see limits below)

2026 AMI for Larimer County						
Household Size	1	2	3	4	5	6
120% AMI	$109,575	$125,175	$140,850	$156,450	$168,975	$181,500

2026 AMI for Weld County						
Household Size	1	2	3	4	5	6
120% AMI	$104,925	$119,925	$134,925	$149,850	$161,850	$171,850

Loan Amount	15% of the purchase price up to a maximum of $97,500
Compatible Mortgages	Conforming conventional and certain portfolio programs
Loan to Value	Maximum combined loan to value is 100% of purchase price
Debt Ratio	Maximum back end ratio of 45%
Minimum Investment from Borrower	5% of purchase price (can be a gift)
Repayment	Monthly payments are not required and is an Equity Share repayment
Loan term	Maximum term is 30 years
Collateral	Subordinate lien on subject property

Equity Share Example:

Purchase Price	$600,000
NoCo Foundation DPA Loan	$90,000
DPA to Original Purchase Price Ratio	15%
Payoff Calculation:	
Future Sales Price	$800,000
Gross Appreciation	$200,000
Shared Appreciation ($200,000x15%)	$30,000
Borrower Realized Appreciation	$170,000
NoCo Foundation DPA Loan Principal	$90,000
Equity Share	$30,000
Total Loan Repayment	$120,000

EQUAL OPPORTUNITY LENDER

For more information about the NoCo Foundation Program contact Impact Development Fund at 970-494-2021, info@impactdf.org or https://impactdf.org/larimer-county **OR** https://impactdf.org/weld-county.