

WHAT PEOPLE SAY



“

My loan officer told me I could qualify for down payment assistance. When I qualified for GSFA, I was beyond excited and grateful!... Take the leap and see if they can help you!

”

- Monica Gonzalez,
February 2024

START YOUR JOURNEY HOME!

Homeownership could be closer than you think—With the Golden Opportunities Program from GSFA, you could receive valuable down payment and closing cost assistance to help you purchase a home—whether you’re a first-time buyer or not.

Talk to a GSFA Participating Lender today to see if you qualify. Your opportunity to own a home starts here.

PROVEN PROGRAMS. REAL RESULTS.

For over 32 years, Golden State Finance Authority (GSFA) has been turning homeownership dreams into reality with innovative mortgage programs that combine competitive interest rates and valuable down payment and closing cost assistance.

GSFA has empowered more than 86,400 individuals and families to become homeowners—delivering over \$675.3 million in down payment assistance and opening doors across California.



*This brochure contains general program information, is not an offer for extension of credit nor a commitment to lend and is subject to change without notice. Complete program guidelines, loan applications, interest rates and annual percentage rates (APRs) are available through GSFA Participating Lenders.

Golden State Finance Authority (GSFA) is a duly constituted public entity and agency.
Copyright © 2025 3005GO61 Apr 2025

GOLDEN OPPORTUNITIES

Down Payment Assistance Program



Find the **Key** to Your New Home Purchase Here.

Down Payment and/or Closing Cost Assistance, up to 5% of the First Mortgage Loan Amount



UNLOCK UP TO 5% IN HOMEBUYER ASSISTANCE

The Golden Opportunities Program from Golden State Finance Authority (GSFA) helps make homeownership in California more attainable by offering Down Payment Assistance (DPA) to eligible homebuyers.

Whether you're a first-time buyer or not, you may be able to purchase a home with little-to-no money out of pocket—and sooner than you thought possible.

PROGRAM HIGHLIGHTS

- Get up to 5% in Down Payment Assistance (DPA) based on your Total First Mortgage amount.
- Use the DPA for your down payment, closing costs or towards the principal on the First Mortgage.
- Flexible eligibility
 - » Not limited to first-time homebuyers.
 - » Minimum Credit Score (FICO) 620—perfect for those with less-than-perfect credit.
 - » Debt-to-Income Ratio (DTI) up to 55%—More flexibility to qualify even with existing debt.
 - » Surprisingly flexible income limits—more households qualify than you might expect.

HOW IT WORKS

- Your GSFA lender will help you determine which type of loan financing is best (FHA, VA, USDA or Conventional loan financing is available)
- Receive a DPA Second Mortgage for 3.5% of the First Mortgage amount (15-year, fully amortizing).
- You may also qualify for additional DPA as a gift of up to 1.5%—no repayment required!

READY TO GET STARTED?

Connect with a GSFA Participating Lender to find out if the Golden Opportunities Program is the right fit for your homebuying goals.

Your GSFA Participating Lender will walk you through:

- Full program guidelines
- Current interest rates and APRs
- All available assistance options



You do not have to be a first-time homebuyer to qualify!

