



First Front Door and Keys

For First-time Homebuyers

**As a first-time homebuyer,
you could qualify to receive a
grant to go toward your down
payment and closing costs.**

First Front Door and Keys

First Front Door (FFD) is offered to qualified first-time homebuyers by financial institutions that are members of FHLBank Pittsburgh. A list of participating members is available at www.fhlp-gph.com/members.

Homebuyers must contribute funds toward the down payment or closing costs associated with the home purchase to be eligible for the FFD and Keys grants. An application to FFD will be made on your behalf by a participating financial institution during an annual application period. Limited funds are available on a first-come, first-served basis.

What Qualifies

To qualify for FFD and Keys, you must:

- Confirm that you are a first-time homebuyer:
 - A first-time homebuyer is a person who has not owned an eligible property used as their primary residence in the last three years.
 - This also includes if purchasing jointly with other individuals, at least one person has not owned an eligible property used as a primary residence in the last three years.
 - This also includes any person that has owned an eligible property jointly with another individual and is now independently purchasing an eligible property.
 - If an investment property is owned, the person has not lived there and has not owned an eligible property used as a primary residence in the last three years.
- Be pre-approved for a mortgage with the financial institution that is submitting the FFD or Keys application on your behalf.
- Commit to owning the home for five years
- Complete required homeownership counseling prior to closing
- Contribute personal funds toward down payment and closing costs
- Use the purchased home as your primary residence
- For FFD, have a household income of 80% or less of the area median income, and for Keys have a household income of no more than 120% of the area median income, as recorded at www.huduser.gov/portal/datasets/il.html

Keys Only: must qualify under the definition of first-generation homebuyer.

Visit www.fhlp-gph.com/ffd to get specific round dates, award amounts and guidance on applying.



Don't worry if you have questions! Your participating lender will review these and other FFD or Keys requirements with you.

First-time homebuyer

FFD and Keys are designed to help first-time homebuyers like you achieve their dream of owning a home. With FFD and Keys, you can:

- Access funds that go toward down payment and closing cost assistance

- Benefit from the guidance of your mortgage lender
- Experience a quick approval process
- Have up to six months to purchase your home and use the funds

How to Participate

Work with an FHLBank member: While FFD and Keys grants are made possible by FHLBank, your single point of contact will be the participating lender that is financing your mortgage. That's good news for you, because it means that your lender will collect the necessary documentation, complete the FFD application on your behalf, and stay in contact with FHLBank while your application is being reviewed.

You won't have to wait long for an answer. Within 15 business days of your

application's submission, your lender will know whether FFD or Keys funds have been reserved for your use toward down payment and closing costs.

Learn more: For more information or to find a participating lender, visit <https://www.fhlb-pgh.com/members>. You can also email firstfrontdoor@fhlb-pgh.com.

Financial institutions that participate in FFD can be found on our website: www.fhlb-pgh.com/members.



How It Works

Select a lender that participates in FFD by reviewing the list available at www.fhlp-gph.com/members, selecting FFD Participant checkbox.

Review the requirements for eligible, first-time homebuyers, and have your lender confirm your eligibility.

If you are eligible, the lender financing your mortgage can submit an FFD or Keys application on your behalf.

FFD or Keys grant money is reserved for your use for a specific amount of time.

During the reservation period, you must find the home you wish to purchase, execute the sales contract, complete your mortgage application, complete the required four hours of homeownership counseling and close on the property.

The FFD or Keys grant amount will be applied to your down payment and closing costs by your lender at the time of closing.

If you do not use your reserved FFD funds within the reservation period, the funds will no longer be available for your use

Disclaimer: FHLBank Pittsburgh (FHLBank) products are governed by various agreements between FHLBank and its members, as well as certain FHLBank policies and applicable regulations. In the event of any inconsistencies between this document and such agreements, policies and regulations, the agreements, policies and regulations will be determinative.



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