



April 2024

Golden 1 Home Loans

Golden1
Credit Union

Home Loans



Equal Housing Opportunity NMLS #669333

About Golden 1

California's Leading Credit UnionSM

We're one of the nation's largest credit unions with more than \$20 billion in assets and 1.1 million members strong and growing.

Our commitment is to our members, not shareholders. And we're local. We're in California, for Californians. Anyone who lives or works in California can join.

As a not-for-profit cooperative, we return the credit union's earnings to our members through higher returns on savings, lower interest rates on loans, and a broad array of free services.



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Community impact

Our members and communities are at the heart of everything we do, and we're proud to give to partners and organizations that help improve the quality of life in California.

- \$10 million, multi-year investment in Del Paso Heights serving ~2,700 community members
- Nearly \$6 million in grants given to 269 organizations since 2013
- 324 financial education workshops for more than 5,550 people in 2022
- \$4 million in scholarships awarded to 456 students throughout the state since 2013



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Our mission

Golden 1's mission is to deliver exceptional financial services and support to **empower our members and communities.**

We do this by providing easy access to the financial solutions, resources, and support that our members and communities need to improve their well-being and create a more equitable and financially inclusive California.



We're here to help

Golden 1 offers mortgage solutions for a variety of member needs

Purchase loans

- First-time Homebuyer Programs
- Low down payment options & programs that allow family member gift funds
- FHA Loans
- Jumbo Loans

Refinance loans

- Reduce your payment, rate, or term
- Get cash out

Home Equity Line of Credit

- Access your home's equity
- Bridge Line of Credit

We provide financing for:

- Primary residences
- Second homes
- Investment properties



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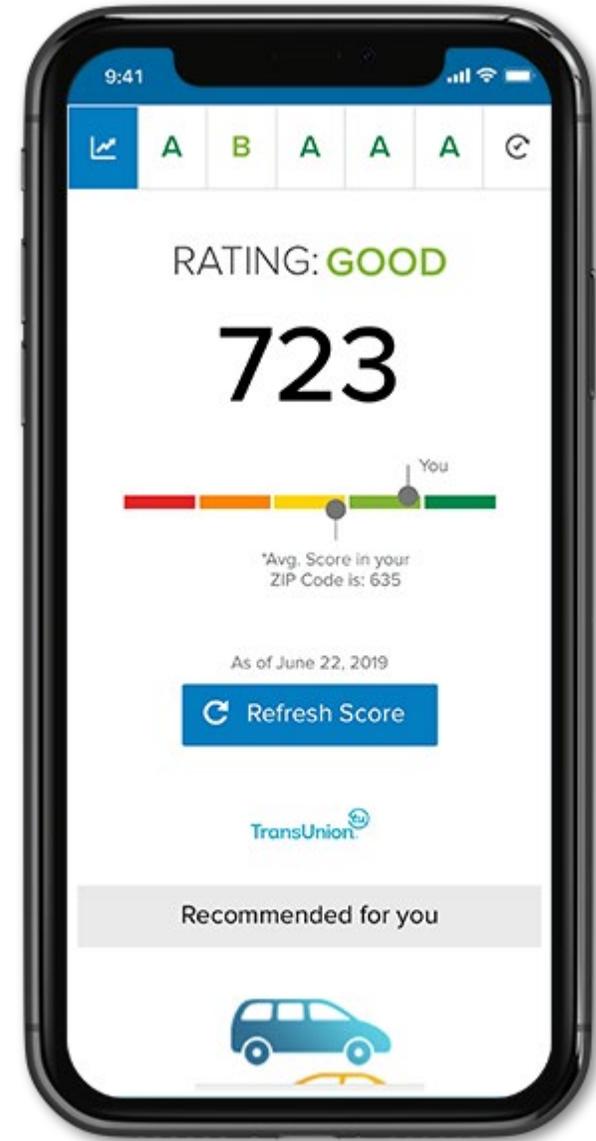
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Credit Sense tool

Golden 1 provides a credit monitoring service, Credit Sense, to **all members**.

- Tracks your credit report, score, and what creditors are reporting
- Alerts you of changes, inquiries, or new accounts to prevent fraud
- Uses Vantage credit scoring system (similar to FICO, but not the same)
- Get helpful tips to improve your score



Down payment options

Did you know the largest barrier to homeownership is lack of funds for down payment and/or closing costs?

- A larger down payment usually means a lower interest rate because lenders have less risk when the borrower has more equity in the property
- Mortgage Insurance (MI) is an option because it insures the lender against losses should a borrower be unable to make payments and reduces the amount a homebuyer needs for a down payment

Homebuyers **DON'T** need
20% down to
get a home

Down payment assistance programs are available across the state of California for eligible first-time homebuyers

First-time homebuyer programs*

CalHFA Assistance Programs

- CalHFA programs offer down payment and closing cost assistance, all of which can be combined for up to 105% financing
- Submissions for Dream For All program for first-generation homebuyers will be accepted April 3-29, 2024, and have a randomized selection in April

WISH Matching Grant

- For qualified households that are at or below 80% Area Median Income (AMI)
- 4:1 forgivable matching grant up to \$30,806
- 2024 program funding expected in late April

Community Down Payment Assistance Programs (DPA)

- Programs are funded by a federal, state, or local agencies, non-profits, or employers
- Connect with a Golden 1 Home Loan Advisor to find options in your area

On My Way Homeownership Closing Cost Credit Program

- Golden 1 proprietary program for low-to-moderate income first-time homebuyers
- Closing cost credit of \$2,500 or \$5,000¹ can be combined with any Golden 1 first mortgage program



Buyer Advantage program*

- Golden 1 Home Loans refers members to real estate agents committed to assisting buyers in the purchase process
- Buyer Advantage Real Estate Agents will credit members up to 25% of their commission to be used for closing costs

Closing Costs Savings EXAMPLE

On the sales price of a \$450K home, with a commission of 2.5%, a member could receive a closing cost discount of up to \$2,812



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*The Golden 1 Home Loan Buyer Advantage program (the "Program") is made available to our members through relationships with third party real estate agents. Golden 1 does not endorse or guarantee the products, information, or recommendations provided by third-party vendors or third-party linked sites. Program Rewards are awarded to buyers and sellers who select and use a real estate agent in the Program network. Home buyers or sellers are not eligible for Rewards if they use an agent outside this network. Using Golden 1 Credit Union for a mortgage is not a requirement to earn Rewards. Reward amounts are dependent on the commissions paid to the agent. Certain property and product limitations may apply, and your mortgage lender may have specific rules or restrictions on how your Rewards will be paid. Rewards incentives are void where prohibited by law. Use of the Program is not a requirement to obtain a mortgage from Golden 1 Credit Union. The Program is subject to change, please contact the Golden 1 Credit Union for more information.

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Home Loans

Contact a **Home Loan Advisor**

It's crucial for homebuyers to understand what they can afford before they start shopping. We'll help educate them about their:

- Up-Front Costs
- Down Payment
- Closing Costs
- Loan programs and terms

We'll also help your client get pre-qualified for a mortgage and help them set a budget.

- Find a local [Home Loan Advisor](#) to partner with

Why is getting
pre-qualified
important?

- Shop with confidence
- Improve offer acceptance

Questions?

Contact us

- Call: 1-800-917-9000
- Visit: golden1.com/onmyway
- Email: homeloanadvisors@golden1.com





THANK YOU FOR ATTENDING THE
Golden 1 Credit Union Session!

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