

Are you a teacher? Let us help you get all the benefits you deserve in a loan!

Teachers deserve the entire world. They work so hard and don't get the recognition – or pay – they should. Since it is no secret that teachers don't get a huge salary, making it difficult for them to purchase a home.

Fortunately, there is some help available. Colorado teachers may qualify for various home loan programs which help make home buying easier. These are some of the mortgage programs available to Colorado teachers:

Homes For Heroes

The Homes For Heroes program helps those who help us. With this program, you will be partnered with an affiliate real estate specialist in Colorado who will guide you through the home buying process. After your real estate agent helps you close on a home, you will be given a Hero Rewards check. The check amount you will receive varies and could change, but as of now, you can expect \$7,00 for every \$100,000 of the purchase price. That means if you buy a home for \$400,000, your check would be \$2,800.

Teacher Next Door

The Teacher Next Door program allows teachers to purchase any home on the market. Teachers have the opportunity to receive down payment assistance up to \$10,681 or grants up to \$8,000 to use toward their home purchase. Plus, you'll get a free appraisal and discounted title fees which could easily save you close to \$1,000.

Colorado Home Buyer Tax Credit

Another option for Colorado teachers who want to purchase a home is the Colorado Home Buyer Tax Credit. You can claim the tax credit on either a home purchase or a refinance, which

can save you \$125-250 off of mortgage interest each month for the life of your loan. This will save you thousands of dollars over the life of your loan.

In order to qualify for the Colorado Home Buyer Tax Credit, you must fall under your County's income limits and purchase your home in one of the county's targeted areas.

To learn more about the Colorado Teacher loans available, give us a call. We will go through your information and find a program that works best for you.