



WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

NEWS RELEASE

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WHEDA Breaks Down Barriers to Homeownership Partners with Local Lender to Launch New Zero Down Loan Product

Madison – The Wisconsin Housing and Economic Development Authority (WHEDA®) has announced a new Zero Down loan product, offering first-time homebuyers an affordable mortgage with no down payment. The Zero Down loan product will feature the following WHEDA value-added benefits:

- **30-year, Fixed-rate Financing** – unlike other no down payment mortgages that offer an adjustable interest rate, the mortgage payment on a WHEDA Zero Down loan will not increase during the entire term of the loan.
- **No Private Mortgage Insurance** – The Private Mortgage Insurance (PMI) is paid by WHEDA. This will save the borrower money on their monthly mortgage payment.
- **Mortgage Guardian™** – All WHEDA mortgages automatically feature mortgage payment protection for a period of two years after loan closing. Mortgage Guardian makes a borrower's house payment for up to six months in the event of involuntary job loss.
- **HOME Plus™** – HOME Plus offers WHEDA borrowers an instant line of credit at the time of closing for home improvements or to handle unexpected future repairs. Borrowers pay only the interest for the first two years to keep payments affordable

“In today's economic environment it's getting harder and harder for working families to save for a down payment, especially if they want to purchase a home in a high-cost housing market,” said WHEDA Executive Director Antonio Riley. “This new WHEDA loan product gives first-time homebuyers an affordable financing option to purchase a home sooner than what could be realized through conventional financing.”

WHEDA Zero Down will be approximately 30 basis points higher than the standard WHEDA HOME Loan interest rate. Borrowers must occupy the property as their principal residence through the life of the loan. Eligible properties for Zero Down include:

- New or existing single family homes
- Duplexes
- Double-wide manufactured homes
- Condominiums

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WHEDA borrowers interested in Zero Down must have good credit, enough income to support a mortgage payment and must attend homebuyer education. Borrowers can access Zero Down through a network of 1,200 WHEDA participating lenders located throughout Wisconsin.

Associated Bank offers WHEDA financing options and has already successfully placed borrowers in homes with a Zero Down loan in communities such as Appleton, Madison and La Crosse.

“As a longstanding WHEDA participating lender, we are excited to partner with WHEDA on the Zero Down loan product,” said Paul Beideman, president and CEO of Associated. “At Associated Bank, we want to strengthen Wisconsin neighborhoods through homeownership, and Zero Down provides an affordable financing option to help more families realize the dream of owning a home.”

WHEDA Zero Down is available statewide effective immediately to homebuyers who meet the eligibility requirements. WHEDA is an independent state authority that works with lenders to provide low-cost financing for housing and small business development in Wisconsin. For more information on WHEDA's housing programs call 1-800-334-6873 or visit WHEDA's Web site, www.wheda.com.