

Providing Access To Homeownership.

The PATH Grant program strives to remove barriers to homeownership for the Black and African American community in Colorado through down-payment assistance of up to \$10,000.¹

Who qualifies for a PATH Grant?

- Available to income eligible Black and African American borrowers,²
- Who are first-time homebuyers and have completed a First-Time Homebuyer course,³
- When paired with a FirstBank mortgage,⁴
- For a purchase of a primary residence in Colorado.⁵

Frequently Asked Questions.

How are PATH grants funded?

PATH grants are funded with donations from community organizations, foundations, and for-profits that recognize the barriers to homeownership faced by many Colorado families, especially members of the Black and African American community. FirstBank and Colorado Housing and Finance Authority (CHFA) provided the inaugural funds to launch the PATH Grant program. Most recently, FirstBank was awarded a grant from The Colorado Health Foundation to continue the PATH program.

How can I apply?

To apply for grant funds, start by applying for a FirstBank mortgage loan. Your loan officer will explain the grant process and get things started. If you are already working with a FirstBank loan officer contact them to start the mortgage loan application process.

When will the program end?

Grants will be allocated in accordance with PATH Grant Program rules, on a first come, first served basis, as long as funds are available or until the Program ends (whichever occurs first).

Who administers this program?

Impact Development Fund ("IDF") is a Colorado nonprofit that creates economic opportunity by delivering flexible capital to strengthen underserved communities. IDF will administer the program by issuing grant funds to eligible homebuyers.

1—The PATH Grant program provides down payment assistance of up to \$10,000 or a maximum of 20% of the purchase price, whichever is less.

2—Eligible borrowers must identify as "Black or African American" in response to the demographic information request on a FirstBank mortgage application or must be identified as such on a FirstBank mortgage application by a FirstBank lender upon visual observation or surname in accordance with rules outlined in the Home Mortgage Disclosure Act. **Income eligibility is based on 140% or less of the Colorado Area Median Income (AMI).**

3—The borrower is considered to be a first-time homebuyer who (1) is purchasing the security property; (2) will reside in the security property as a principal residence; and (3) had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the security property. In addition, an individual who is a displaced homemaker or single parent also will be considered a first-time homebuyer if he or she had no ownership interest in a principal residence (other than a joint ownership interest with a spouse) during the preceding three-year time period.

4—Eligible participants must qualify for and originate a FirstBank mortgage loan in accordance with FirstBank's Loan Policy, and safe and sound lending principles. Fees and restrictions apply. Subject to approval.

5—"Colorado" includes primary residences within FirstBank's Colorado Community Reinvestment Act ("CRA") assessment areas, including the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Eagle, El Paso, Elbert, Garfield, Gilpin, Grand, Jefferson, Lake, Larimer, Park, Pitkin, Summit, Teller, and Weld — covering Northern Colorado, Mountain Areas, Denver Metro, and Colorado Springs.

Other Information

Eligibility requirements, terms, and conditions apply, including completion and documentation of a first-time homebuyer class by all applicants, returned PATH Term Form signed by all applicants accepting PATH Terms, and the approval/origination of a FirstBank mortgage loan. PATH ineligibility will occur if the PATH Terms Form does not contain signatures from all applicants accepting the terms, if it is returned with any of the applicants declining the terms, if the form is not received before funds are reserved for the applicable transaction, or if the form is not received at all.

If the terms are not accepted and/or funds not granted, FirstBank mortgage loan denials may result in cases where grant funds are needed for mortgage approval and such denials may occur and be communicated after conditional approvals have already been communicated to applicants based on the inclusion of grant funding.

Eligible FirstBank employees may participate so long as any employee allocation thresholds are not exceeded. "Employees" are defined as FirstBank workers with an "Active" status in the company's human resources information system at the time of mortgage application and/or origination, as well as any time surrounding a FirstBank mortgage application with which PATH is being considered.

The PATH Grant program proceeds may be considered miscellaneous income and may be reportable on Form 1099 MISC (Miscellaneous Income) or Form 1042S (Foreign Person's U.S. Source Income Subject to Withholding) to the customer and the Internal Revenue Service ("IRS") for the year in which they are awarded. We encourage customers to consult with a personal tax advisor for questions about the impact of PATH grant proceeds to personal income taxes.

FirstBank has partnered with Impact Development Fund ("IDF") to administer the grant program. IDF may reach out to applicants to verify information. IDF makes the final funding determination.

Funds are not guaranteed, but are reserved and given on a first come, first served basis after all eligibility requirements are met, a valid purchase contract is received by FirstBank, and upon approval by IDF; until the Program ends or funds are exhausted (whichever occurs first).