

Unlocking Ownership in Utah through the Utah Dream Fund (UDF)

BUILDING FINANCIAL FREEDOM AND WEALTH: HIGHLIGHTS OF CLOSED & ACTIVE LOANS IN PROCESS

1. First-Ever Home purchase (Age 25)

A 25-year-old security guard just purchased his first home, marking a critical step toward substantial financial independence. With a Homium Shared Appreciation Mortgage, he will be able to build equity and a more secure future.

2. First-Time Homeownership for a New Family (Age 48 and 28)

A young couple, both teachers, who just had a baby purchased their first home, marking a meaningful step toward a more stable future for their family.

3. Physical Therapist and Machinist – new homeowners (Age 24 and 25)

A 24- and 25-year-old couple is purchasing a new home, allowing them to achieve homeownership early in their careers and lay the foundation for long-term financial stability.

4. DoD Airforce Worker (Age 24)

At just 24 years old, a Department of Defense airfare worker will achieve first-time homeownership with the support of the Utah Dream Fund (UDF). Earning approximately 80% of Area Median Income, the buyer had previously faced upfront affordability barriers despite stable employment. A Homium Shared Appreciation Mortgage will bridge the gap, enabling early access to homeownership.

5. Electrician in Ogden, Utah (Age 28)

At age 28, an electrician is purchasing his first home using a 37% Homium Shared Appreciation Mortgage. The structure allows him to move into homeownership early in his career while maintaining financial flexibility, turning steady earnings (80% of Area Median Income) into a long-term wealth-building opportunity.

6. Financial Analyst and Spouse (Age 28)

A husband and wife are purchasing a \$514,000 home, marking a pivotal milestone in their life. At 28, the husband works as a financial analyst, and together the couple leveraged thoughtful planning to transition from renting to ownership. Purchasing a home positions them to begin building equity earlier and establish a long-term foundation for financial security.

UTAH DREAM FUND

A Community Venture by Homium

IMPACT LOAN DATA

Average Sales Price	\$433,833
Average Homium SAM %	30%
Average AMI	87%
Average First Lien Rate	6.42%
Average First Lien LTV	66%

BORROWER IMPACT DATA

Average FICO	743
Average Monthly Income	\$6,912
Average Front Ratio	27%
Average Back Ratio	43%
Average Monthly PITI + Maintenance	\$2,395

MONTHLY COSTS PER BORROWER

BORROWER OCCUPATION	AMI %	MONTHLY PITI	MONTHLY MAINTENANCE*	TOTAL MONTHLY PMT WITH UDF (PITI + MAINTENANCE ¹)
1 – Security Guard	60%	\$1,589	\$236	\$1,825
2 – Teacher	140%	\$3,122	\$450	\$3,572
3 – Physical Therapist	60%	\$1,736	\$345	\$2,081
4 – DoD Airforce	80%	\$1,758	\$375	\$2,133
5- Electrician	80%	\$1,852	\$333	\$2,185
6- Financial Analyst - LDS	100%	\$2,146	\$428	\$2,574

Even after accounting for mortgage payments, taxes, insurance, and potential maintenance costs, the Utah Dream Fund (UDF) enables borrowers to transition from renting to owning.

Beyond improving monthly affordability, UDF provides earlier access to homeownership and the ability to begin building equity immediately - creating long-term wealth that renting cannot offer.

¹: Monthly maintenance estimated from 1% (annually) of home's value based on Fannie Mae guidance. Source: <https://yourhome.fanniemae.com/own/how-build-your-maintenance-and-repair-budget>