DOWN PAYMENT AND INITIAL CHARGES. Under Section 221, a displaced family must make a down payment of at least $200. The $200 can be applied to closing costs and prepaid items. Other families must make a down payment of at least 3 percent of acquisition cost.

TIME ALLOWED FOR REPAYMENT OF LOAN. Under Section 221, except in a few special cases, the longest term is 30 years.

MINIMUM PROPERTY STANDARDS. The FHA minimum standards for low-cost housing apply to one-family homes financed under Section 221. The location standards are the same as under Section 203(b).

TYPICAL TRANSACTIONS

On the next two pages are tables showing, for homes of various values, the highest mortgage amounts that can be insured under Section 203 and under Section 221. Also shown are the smallest down payments that can be made, and the monthly payments to interest, principal, and mortgage insurance premium. Amounts for other items included in the monthly payment, such as taxes and fire insurance, vary from place to place and are not shown in these tables. The tables apply only to homes that the owners are to live in.

EQUAL OPPORTUNITY IN HOUSING

FHA regulations under the President's Executive Order 11063 of November 20, 1962 require that housing provided with FHA assistance be made available without discrimination because of race, color, creed, or national origin.

The regulations prohibit any person, firm, or group receiving the benefits of FHA mortgage insurance or doing business with FHA from practicing such discrimination in lending or in the sale, rental, or other disposition of the property. Violations may result in discontinuation of FHA assistance.

One- or two-family dwellings which have been occupied by the owner are exempt from the regulations; but if the purchaser of such a home wishes to finance it with an FHA-insured mortgage the lender may not refuse to make the loan because of the buyer's race, color, creed, or national origin.