

City National Ladder UpSM

Home Loan Grant



Our community lending home loan grant provides qualified borrowers in select geographies with a mortgage program, online credit education and excellent service. We are excited to make the dream of homeownership a reality in the communities we serve.

BENEFITS

- Down payment as low as 3%.¹
- Grant up to \$20,000 that may be used for down payment, closing costs or buying down the rate.
- No mortgage insurance required.³
- Reduced loan origination fees.
- Loan may be used toward a home purchase or a refinance.⁴
- Approved clients may be eligible for a checking account with a waived monthly maintenance fee and other standard City National products and services.⁵

ELIGIBILITY REQUIREMENTS

- 30-year fixed-rate mortgage loan.¹
- Property must be in a qualifying market in California, New York or New Jersey.
- Must secure the loan with a first lien on a 1- to 4-unit home that is the borrower's primary residence.
- Minimum 660 credit score required.
- Income limits apply and vary by area.⁶
- Borrower must complete a HUD-approved homebuyer education course.



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Build a Legacy with Homeownership

For more than 70 years, our dedication to people and relationships has remained the starting point for everything we do. We are committed to making housing security and homeownership more accessible because everyone should have an equal opportunity to achieve the dream of homeownership.

We understand that the homebuying process can be complex. That's why we're here to guide you step by step and work together to help you achieve your homeownership goals.

Contact One of Our Community Lending Mortgage Bankers



Paul Marshall

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All loans and lines of credit are subject to credit and property review and approval. Loans must be secured by a first lien on a 1- to 4-unit residential dwelling. Additional terms and conditions apply. Not all applicants will qualify. All stated rates, terms and discounts are subject to change without notice.

¹ Down Payment Requirements: A minimum 3% down payment applies only if the property has one unit and all borrowers live in the property. A minimum 5% down payment is required if the loan has a borrower who does not live in the property. A minimum 5% down payment is required for all 2- to 4-unit properties. As of January 5, 2026, a loan with a 3% down payment, \$400,000 loan amount, and an APR of 6.89% will have a monthly principal and interest payment of \$2,600 for 360 months. This monthly payment does not include homeowner's insurance or property taxes. Actual payment obligations will be greater.

² If receiving a grant, you may not receive cash back at closing. Lender grant is available only on closed transactions when all conditions have been met. Borrowers may receive only one grant under the program every 36 months. This grant is non-transferrable, cannot be applied retroactively, and may not be redeemed for cash. Additional terms and conditions apply. This is not a loan approval or a commitment to lend. Depending on your tax situation, the grant may be taxable income to you. If taxable, City National will send a tax reporting form. City National does not give tax advice. You should consult with a tax advisor on the potential effects of the grant on your taxes.

³ Mortgage insurance is not required regardless of down payment amount.

⁴ The Ladder Up Home Loan Grant follows the loan limits published by Federal Housing Finance Agency, and these limits vary by location.

⁵ Monthly Maintenance Fee is waived for an account owner who has received final approval of a Ladder Up Home Loan Grant mortgage. Available to individuals, sole owners and joint owners. Limit one Personal Checking Account with waived Monthly Maintenance Fee per approved borrower.

⁶ Income limits apply based on the census tract in which the subject property is located.



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