Down Payment Help in Arkansas

Top programs at a glance · Verified June 2026

Start here: Talk to a HUD-certified housing counselor at In Affordable Housing, Inc. first. We help you get mortgage-ready, provide the homebuyer education these programs require, and match you to the help you actually qualify for. IAH educates and refers — we don't make or service loans.

STATEWIDE — ADFA

ADFA Down Payment Assistance
$1,000–$15,000

A second mortgage (10-yr) that pairs with an ADFA first mortgage to cover down payment and closing costs.

Apply: through an ADFA lender · adfa.arkansas.gov/find-a-lender ·

ADFA StartSmart & Move-Up Loans
First mortgages

Below-market 30-yr loans that pair with ADFA DPA. StartSmart is for first-time buyers; Move-Up has no first-time rule.

Apply: through an ADFA-approved lender · adfa.arkansas.gov

FEDERAL LOANS

USDA Rural Development (502)
$0 down

100% financing in eligible rural & small-town areas — which covers most of Arkansas, including many areas just outside the cities.

Contact: USDA RD Arkansas · (501) 301-3200 · rd.usda.gov

FHA & VA Loans
Low / $0 down

FHA: as little as 3.5% down with flexible credit. VA: $0 down for eligible veterans. Both pair with down payment assistance.

Apply: any FHA- or VA-approved lender

See if you qualify for down payment assistance. Call us 501.221.2203

BANKS & LENDERS

Federal Home Loan Bank of Dallas
When funds last

Funds several homebuyer programs through member banks — including HELP (first-time buyers) and HAVEN (veterans) — released in rounds while annual funding lasts.

Access: a participating member lender · fhlb.com · (800) 362-2944

Your Own Bank or Credit Union
Ask!

Many lenders have their own grants or closing-cost credits. Ask: *"Do you offer any homebuyer grants or down-payment assistance?"*

CITY & COUNTY — APPLY EARLY, FUNDS RUN OUT

City of Little Rock
Up to $10,000

Up to 6% of price, 0% loan forgiven over 5 years, for first-time buyers inside city limits. Homebuyer counseling required (IAH provides it).

Contact: Housing & Neighborhood Programs · (501) 371-6825

Other Local Programs
Varies

Fort Smith / Crawford-Sebastian (479) 785-2303; Jacksonville (501) 982-0026; Jonesboro (870) 336-7170); Pine Bluff Econ. & Comm. Development (870) 543-1820. Check with your city

NONPROFIT

Habitat for Humanity of Central Arkansas
0% mortgage

Build-with-sweat-equity homeownership with a 0%-interest mortgage. Serves Pulaski & Lonoke Counties.

Contact: (501) 251-6757 · habitatcentralar.org

Two kinds of help
Grants never have to be repaid. **Down payment assistance loans** are usually a small second mortgage that's forgiven over time, or repaid only when you sell or refinance.

Most programs ask for
Income at or below limits (often 80% of area median), a home you'll live in, and a HUD-approved homebuyer education class — which IAH provides.

You can often combine them
For example, an ADFA loan plus ADFA down payment assistance, or a city grant on top of your mortgage. Always confirm stacking with each program and your lender.

Call (501) 221-2203 · **Email** info@inaffordablehousingar.org
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