



HOME SWEET HOME PROGRAM JUNE 2018 TERMS AND CONDITIONS

CITY ASSISTANCE

- ⇒ Up to **\$75,000** in **gap** financing for down payment and/or closing cost
- ⇒ Loan carries a 30-year term with 2% fixed interest
- ⇒ Loan is deferred for the entire 30-years of the term
- ⇒ Loan is due and payable at the end of the 30-year loan term
- ⇒ The program's goal is to reduce the family's housing costs (after assistance) to **28% - 33%** of the borrowers' gross monthly income; and the overall ratio from **33% - 42%**. Any exceptions will be considered on a case by case basis.

BUYER

- ⇒ Must be a first time homebuyer (has not owned or had an interest in property within the past 3-years)
- ⇒ Must qualify for primary financing
- ⇒ Must have good credit with no outstanding collections, judgments, liens or any other negative debt
- ⇒ Must contribute a minimum of \$1,000 towards home purchase
- ⇒ Household income cannot exceed the limits allowed for family size, as illustrated below:

Family Size	Maximum Annual Income
1	\$33,450
2	38,200
3	43,000
4	47,750
5	51,600
6	55,400
7	59,250
8	63,050

PROPERTY TO BE PURCHASED

- ⇒ Must be located within the Hanford city limits.
- ⇒ May be newly constructed or existing, if existing, must be sound and not in need of rehabilitation.
- ⇒ Must be vacant for 90 days or owner occupied
- ⇒ **PURCHASE PRICE CANNOT EXCEED \$208,000 (EXISTING homes)**
- ⇒ **\$269,000 (NEWLY CONSTRUCTED). (EFFECTIVE APRIL 1, 2018)**
- ⇒ Property must be considered "modest housing". For the purpose of this program, "modest housing" is typically a 3-bedroom, 2-bath house with a 2-car garage.

- ⇒ Houses with second units, pools and/or spas are **not** allowed through this program.
- ⇒ Property must comply with local building codes. **PRE 1978 HOMES AND LEAD BASE** - If the home was built before 1978, the City's Housing staff also conducts a visual assessment. If deteriorated paint is found (such as peeling, chipping, chalking or cracking interior or exterior paint) the property is not eligible for purchase unless the deficiencies are corrected. The house must then be re-inspected and must pass the visual assessment prior to closing. If the house passes the visual assessment, the purchase process can continue. A visual assessment is also conducted for all properties to verify basic health and safety conditions.

PRIMARY FINANCING

- ⇒ Buyer must qualify for primary financing
(that is at least 51% of the home's purchase price)

HOMEBUYER EDUCATION

- ⇒ **All potential buyers** must complete a qualifying homebuyer education course and provide a certificate of completion prior to loan closing.
- ✓ **Community Services Employment Training, Inc. (CSET)** - To sign up for workshops, please call the FTHB Hotline at 559-741-4641 and leave your Name and Telephone Number or call Maria for more information at: (559) 732-4194 - **No fee**
- ✓ **MGIC** – On-Line course available English & Spanish at:
www.homebuyers.mgic.com - **No fee**
- ✓ **On line courses can be completed at: eHome America Online** course fee will be **\$99**
www.ehomeamerica.org/she
- ✓ **Self Help Enterprises – To register go to:**
<http://www.selfhelpenterprises.org/programs/homeownership-education/>
For more information call Juanita Franco at: (559) 802-1672
Fees are **\$75 per individual** and **\$25 per each additional person.**

For additional information, contact the Sandra Lerma (559) 585-4766 or Roberta Monzelli (559) 585-2587 TDD/TYY, Dial 711

It is the City's policy to provide services without regard to race, color, ancestry, religion, national origin, age, gender, marital status, and familial status, source of income, sexual orientation, or disability. This commitment extends to all grant-funded housing programs provided by the City.

