

FREQUENTLY ASKED QUESTIONS

Question: Can funds from the Agency be applied towards the down payment?

Answer: Yes. Funds can be used for down payment and non-recurring closing costs. Homebuyers must have at least 7.5% of the Program loan amount of their own funds in the transaction.

Question: If a homebuyer cosigns for a home within the last 3 years, can they still qualify for this program assuming all other factors are ok?

Answer: Co-signers would have to show proof of another address other than the home that was co-signed for.

Question: I just bought my home. Can I still apply for the program?

Answer: No. Unfortunately, the program is not retroactive.

Question: Can I buy a triplex/duplex with the program?

Answer: No. The program is only for single family homes, condos and town homes.

Question: If my parents are on my current title but don't live with me, can I still qualify for the Program income requirements?

Answer: At a minimum, the parents would have to show proof of another address so their income would not be counted.

Question: I would like to apply for a FTHB loan to cover my closing costs, however there is no gap in my financing. Am I still eligible?

Answer: No. If there is no gap, then there is no assistance.

Question: Can my down payment come from a gift?

Answer: Gifts towards the down payment requirement is determined by the primary loan's gift rules. If the primary loan allows a gift, the City's loan will accept the gift.

Question: How much assistance can I receive?

Answer: Up to \$200,000. Each borrower shall receive only the subsidy needed to allow them to become homeowners (the "Gap") while keeping their housing costs affordable.

Question: I don't have three years of income tax returns. Can I still qualify?

Many factors such as credit history, amount of down payment, and size of loan will influence the decision to approve or disapprove a particular loan. The Homebuyer's credit history will be reviewed by the Agency and documentation of such maintained in the primary loan file. The Agency may elect to obtain a credit report or rely on a current copy obtained by the primary lender. Based on receipt and review of the final documents, the Agency will complete an income certification and homebuyer certification (review of credit report and income taxes). Documentation of affordability will then be verified and subsidy requirement determined.