

# home' own' er-ship

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in your future*



***Down Payment Assistance and Special  
Lending Programs***

# What is Down Payment Assistance (DPA)?

- Loans to help home buyers who are Low to Moderate Income (LMI) afford homes
- Income limits apply
- Different repayment requirements depending on program. Check with your lender
- Pays some down payment and closing costs

# Home Buyers Round Table

[www.homebuyersroundtable.org](http://www.homebuyersroundtable.org)



ARE YOU READY? FINANCE YOUR HOME FIND YOUR HOME EN ESPAÑOL RESOURCES ABOUT US MEMBERS & SPONSORS

**HOME BUYERS ROUND TABLE**



**PROGRAM SEARCH**

Search our database for a down payment assistance program that will unlock your key to a new home.



**TAKE THE QUIZ**

Are you ready to purchase a home? Take our quick test to find out!

**UPCOMING EVENTS**

« JANUARY 2017 »						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12 *	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

**SPONSOR PROFILE**

*"We found the classes so helpful when we*

# Home Buyers Round Table



## **PROGRAM SEARCH**

Search our database for a down payment assistance program that will unlock your key to a new home.

# Income Limits

- Change annually
- Different for each county
- Includes income of all adults in household (18+)
- Generally 80% or less of county median income (CMI)
- Varies by household size

# Income Limits

<b>2019 Income Guidelines by Household Size Dane County, WI</b>	
1 person	\$52,850
2 person	\$60,400
3 person	\$67,950
4 person	\$75,500
5 person	\$81,550
6 person	\$87,600
7 person	\$93,650
8 person	\$99,700

# Other Eligibility Requirements

- Home buyer education completion certificate
- Single family homes/condo, ½ duplex
- Owner-occupied
- Some DPA are area-specific
- Generally can't have owned home in past 3 years
- Most programs require some \$ from borrower

*\*Some programs require borrower to be a US Citizen or Permanent Resident Alien*



***DPA Loan Programs***



# Home-Buy the American Dream

- City of Madison \$1,000 min.; \$20,000 max
- Dane County \$1,000 min.; \$5,000 max
- Income limits 80% CMI
- No interest, no monthly payment
- Inspection(s) required

# DownPayment Plus (DPP)

- Amount varies; in 2019 up to \$6,000
  - Matches 3 times borrower contribution (minimum of \$1,000)
- Statewide program
- Income limit 80% CMI for specific county.
- Lender must be member of FHLBC
- Funds will be available January, 2019. May run out of funds by end of year.
- 5 year forgivable ( $1/60^{\text{th}}$  per month)

# Home Start

- RASCW Housing Foundation
- Lower of \$4,000 or 3% of price
- Income limit 80% CMI
- Several counties – see matrix
- 2% interest per year - no payments required

# Easy Close Advantage

- Available statewide w/WHEDA 1<sup>st</sup> mortgage only
- Greater of 3% or 3.5% or \$3,000 - \$3,500, depending on loan
- Higher income limits than other DPA
- Monthly payment required
- Interest rate set by WHEDA

# MOmentum

- Dane County excluding City of Madison
- Dane Co. funds adm. by Movin' Out
- ≤\$12,000
- Income limit 80% CMI
- No interest, no monthly payment
- Inspection(s) required
- No renters

# Process

- Lender and Realtor should be knowledgeable about DPA programs and requirements
- Lender submits documents to DPA provider AFTER accepted offer
- Allow time to meet specific program requirements (inspections).

# Stacking Example

## Example 1

A family of 4 is purchasing a property in the City of Madison with a purchase price of \$160,000. The household income is \$50,000. The household could be eligible for the following assistance if funds are available and all criteria are met:

Downpayment Assistance Source	Maximum Amount of Assistance Based on a Purchase Price of \$160,000
City of Madison Home Buyer The American Dream	\$20,000
Down Payment Plus	\$6,000
Home Start	<u>\$4,000</u>
Total Down Payment Assistance	\$30,000



***Other Programs***



# Home Buyers Round Table



Finance your home

Find Downpayment Assistance

Downpayment Assistance Examples

Other Affordable Housing Options

Special Loan Programs

- Operation Fresh Start
- Common Wealth Development
- Habitat for Humanity
- Wis. Partnership for Housing Development
- Madison Area Community Land Trust
- Urban League

# Movin' Out

- Serves households  $\leq 80\%$  CMI that have a member with permanent disability
- Contact Movin' Out directly with questions
- [www.movin-out.org](http://www.movin-out.org)



**Movin' Out**

