

First Time Home Buyer Assistance Program

Information Summary

The First Time Home Buyer Assistance Program (FTHB) is designed to promote home ownership for low-income, first time homebuyers. Assistance is in the form of a deferred loan (second mortgage), due and payable upon sale, default or transfer of property. The amount of assistance cannot exceed \$150,000 and no more than sixty (60) percent of a home's value. The combined loan to value can not exceed 97%.

Income

Eligible participants must have annual gross household income at or below eighty percent of the median income for Placer County adjusted for family size. 2009 annual income limits (effective 4/2009) are listed in the table below:

| 1 person | 2 persons | 3 persons | 4 persons | 5 persons | 6 persons | 7 persons | 8 persons |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| \$40,800 | \$46,600 | \$52,450 | \$58,250 | \$62,900 | \$67,550 | \$72,250 | \$76,900 |

First Time Home Buyer

Eligible participants (both applicant and co-applicant) must meet one of the definitions of a first time Home Buyer as described below:

1. Applicant(s) shall not have owned a home, except a mobile home not affixed to a permanent foundation, during the three years prior to applying for assistance under the County's Assistance Program; or
2. A displaced homemaker who, while a homemaker, owned a home with his or her spouse or resided in a home owned by the spouse. A displaced homemaker is an adult who has not, within the preceding 2 years, worked on a full-time basis as a member of the labor force for a consecutive twelve-month period and who has been unemployed or under-employed, experienced difficulty in obtaining or upgrading employment and worked primarily without remuneration to care for his or her home and family; or
3. A single parent who, while married, owned a home with his or her spouse or resided in a home owned by the spouse. A single parent is an individual who is unmarried or legally separated from a spouse and has one or more minor children for whom the individual has custody or joint custody or is pregnant; or
4. An individual or individuals who owns or owned, as a principal residence during the 3-year period before the purchase of a home with HOME assistance, a dwelling unit whose structure is not permanently affixed to a permanent foundation in accordance with local or state regulations; or not in compliance with state, local, or model building codes and cannot be brought into compliance with such codes for less than the cost of constructing a permanent structure.

First Time Home Buyer Assistance Program

Additional Requirements

Eligible applicants will be required to:

1. Provide a minimum of a 3% down payment, the source of which cannot be a loan or a gift of the sales transaction.
2. Prior to close of escrow, participant(s) must provide Home Buyer's Seminar certificate of completion for all three classes (Home Buying Process, Budgeting, Home Maintenance/Good Neighbor), for a total of 8 hours of class training. For CalHome funded loans, The Home Loan Counseling Center of Sacramento at www.hlcc.net is the authorized education provider.

Selection of a Home

The home selected must be located within unincorporated Placer County (No homes within an incorporated area of Placer County such as Roseville, Rocklin, Loomis, Auburn, Colfax, etc. are eligible). For information on other housing programs:

Roseville www.roseville.ca.us/housing,

Rocklin www.rocklin.ca.gov/government/development/housing,

Lincoln www.ci.lincoln.ca.us/home.cfm.

The home must be owner-occupied or the home must be vacant for a minimum of three months. For sale, rental property, occupied by a tenant is not eligible for the County's Assistance Program, unless the current tenant is the home purchaser.

Type and Condition of Home

Single-family dwellings, condominiums, half-plexes, and manufactured homes on permanent foundations are eligible for purchase under the Program. Any dwelling purchased with a loan under this Program must be of appropriate size and number of bedrooms for the number of persons in the purchaser's household.

The County will inspect the dwelling for compliance with Housing Quality Standards (basic health and safety requirements). Any violation of these standards must be corrected prior to County's final approval of a loan for the unit. (NOTE: Exceptions can be made if homebuyer is using 203(k) financing, for the first mortgage. 203(k) is a federally funded program which allows the homebuyer to finance both a mortgage and a rehabilitation loan into one primary loan.)

Purchase Price

The participant's maximum purchase price will be calculated based on the maximum first mortgage amount, down payment and County loan.

First Time Home Buyer Assistance Program

How to Apply

Fill out an interest form. When we have received your completed interest form and you meet the program requirements you or your lender will be sent an application packet.

Loan Terms

The County's 0% loan is a deferred, shared appreciation, 30-year loan, secured by a promissory note and deed of trust. The loan for the first mortgage **must** be a minimum 30-year, fixed term loan, an exception may be made when combined with a USDA Rural Development loan.

The County's note becomes due and payable if the home owner defaults on the terms of the loan, sells the property, rents the property, no longer owner occupies the property, adds someone to title without the County's authorization, changes the use from single family residential, or 30 years, which ever occurs first. The note becomes due and payable upon refinance, if the refinance is not approved by the County or the refinance exceeds the homeowner's equity at the time of refinance.

Monitoring

The County will monitor annually to ensure the home has remained the program participant's primary residence. This monitoring may require contacting the homeowner annually or the homeowner providing an annual signed certification to the County.

Recapture of Investment

Term: The Promissory Note shall be for a term of Thirty (30) years at which time all unpaid principal and shared appreciation remaining will be due and payable. Said maturity shall be on the same day of the year as the Date of the Note.

Shared Appreciation: The County will share a portion of the net profit the purchaser would make in subsequent sales, based on the original 2nd mortgage value divided by the market value of the home. The note will be due and payable upon sale of the property, change of use, unapproved refinance or change of ownership.