



County of Placer

FIRST TIME HOME BUYER'S ASSISTANCE PROGRAM BASICS

FIRST TIME HOME BUYERS

Participants cannot have owned nor had an interest in real estate during the past three years. The last three (3) years of federal tax returns will be required as evidence of first time home buyer status.

INCOME ELIGIBILITY

Eligible households must earn at or below 80% Placer County median income. Gross household income will be calculated using all income sources for all occupants. Income limits are adjusted based on household size.

HOUSING RATIO

Housing expenses for PITI (Principal, Interest, Taxes, Insurance, Mello Roos, Mortgage Insurance, Homeowner Association Dues) are to be between 30% and 35% of gross monthly household income. Debt Ratio shall not exceed 47%. Please note this is the County's program requirement and the first mortgage underwriter may have more stringent ratios (See FHA Regulations 4155.1 Revision 4 for ratio limits). The participant will be subject to the more stringent lenders ratio requirement. The combined loan to value can not exceed 97%.

FIRST TIME BUYER EDUCATION REQUIREMENT

Participants in the County's First Time Homebuyer Assistance Program are required to complete Home Buyer's Education Training. Sacramento Home Loan Counseling Center (HLCC) is the approved provider, to schedule your training contact HLCC at www.hlcc.net. A copy of the Certificate of Completion is required prior to close of escrow.

BORROWER INVESTMENT

Borrowers must invest a minimum of 3% of the purchase price towards the sales transaction. This must be from the borrower's own funds or a personal gift of funds. Gifts of the sales transaction are not allowed for this purpose.

PROPERTY ELIGIBILITY

Property must be located within the unincorporated County and must pass a County Health and Safety inspection. ***(The County's program does not include properties within the City or Town Limits of jurisdictions in: Roseville, Rocklin, Lincoln, Loomis, Auburn or Colfax).***

SALES PRICE LIMITS

HOME regulations limit the sales price such that it does not exceed \$635,000. The County's loan can not exceed 60% of the purchase price of the property.

OWNER OCCUPANCY RESTRICTIONS

The property being assisted with County funds is restricted to owner occupancy for the 30-year term of the loan. If, during the loan period the property is sold, title is transferred to someone other than the original spouse, the property becomes a rental or the borrower is in default of any terms of loan agreements, the loan becomes due and payable along with any interest due.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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