

# Montgomery County Down Payment Assistance Guidelines

## Summary

The HomeOwnership Center of Greater Dayton offers a down payment assistance program in partnership with Montgomery County. The program provides assistance to qualified buyers purchasing a home in Montgomery County, excluding the cities of Dayton and Kettering.

## 2017 Eligibility & Underwriting Criteria

<b>Income Limit</b>	Household income must be at or below 80% Area Median Income.
<b>Loan Purpose, Type and Term</b>	Up to 10% of sales price, not to exceed \$8000 to be used towards down payment and closing cost on purchases for First-time Homebuyers. Loan is a 0% deferred payment second mortgage.
<b>Property Status</b>	Property being purchased must be vacant or owner occupied at time of purchase (unless tenant is the buyer). Local housing code inspection is required, and will be conducted by HomeOwnership Center of Greater Dayton. All identified violations must be repaired prior to purchase
<b>Occupancy and Property Type</b>	Single family owner-occupied primary residence, including condos.
<b>Targeted Area</b>	Property must be located in Montgomery County excluding the city limits of Dayton and Kettering.
<b>Purchase Price Limits</b>	Existing homes cannot exceed \$116,000 sales price. New construction homes cannot exceed \$224,000 sales price.
<b>Funds to Close</b>	Minimum contribution from borrowers' own funds must be at least \$500.
<b>Subordinating Requirements</b>	Can only be subordinated to allow homeowners to lower the interest rate of the first mortgage.
<b>Ratios</b>	Ratios must be no more than 31% housing ratio and 42% total debt ratio.
<b>Homebuyer Education</b>	Pre-purchase appointment with Homeownership Advisor and Homebuyer Class required through the HomeOwnership Center of Greater Dayton. Cost:\$49.00 in person or \$99 online.
<b>Repayment</b>	Full amount of assistance is due on sale, transfer of ownership or refinancing of original first mortgage. Full repayment also required if owner vacates the property, does not maintain the property as a primary residence, or property becomes a rental or investment property.

## Financing:

First mortgage must be a conventional or FHA fixed rate mortgage with a lender and loan approved by the HomeOwnership Center.

## Home Inspection:

\*The buyer/s must pay the HomeOwnership Center of Greater Dayton for the Local Housing Code inspection in the amount of \$350.00 before the inspection can be done. For more information, see the "Home Inspection Policy" located in the Down Payment Assistance Application Package.

## Additional Restrictions Apply.

Funds are limited and available on a first-come, first-served basis. For more information, contact the HomeOwnership Center at (937) 853-1600.

