

# City of Dayton ARPA Down Payment Guidelines

## Summary

The HomeOwnership Center of Greater Dayton offers a down payment assistance program in partnership with the City of Dayton. The program helps qualified buyers purchasing a home in a Qualifying Census Tract in the corporation limits of the city of Dayton.

## Eligibility & Underwriting Criteria

<b>Income Limit</b>	No income limit
<b>Loan Purpose, Type and Term</b>	Up to 10% of sales price with a maximum assistance of \$10,000 to be used toward down payment and closing costs 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).
<b>Occupancy and Property Type</b>	One or two unit owner-occupied primary residence, including condos and PUDS.
<b>Targeted Area</b>	Property must be located in a Qualifying Census Tract within the municipal corporation limits of the City of Dayton. Property eligibility is determined by the property address and <i>QCT qualified tracts</i> at <a href="https://www.huduser.gov/portal/sadda/sadda_qct.html">https://www.huduser.gov/portal/sadda/sadda_qct.html</a>
<b>Purchase Price Limits</b>	No purchase price limits
<b>Funds to Close</b>	Minimum contribution from borrowers' own funds must be at least \$500. FHA mortgage loans require 3.5% borrower contribution.
<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 the HomeOwnership Center's Advisor and Homebuyer Class required. \$0 in person/Zoom or \$49 online at your own pace.
<b>Subordination Requirements</b>	Can only be subordinated to allow homeowners to lower the interest rate of the first mortgage.
<b>Repayment</b>	Requires repayment when the owner transfers or sells 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

\*Whole house inspection is recommended but not required. The HomeOwnership Center will review the appraisal to make sure safety and habitability issues are addressed.

## 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.

