

# Montgomery County Down Payment Guidelines

## Summary

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

## Eligibility & Underwriting Criteria

<b>Income Limit</b>	Total household income must be at or below 80% Area Median Income.
<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). Local housing code inspection is required, and will be conducted by the HomeOwnership Center. 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 \$166,250 sales price. New construction homes cannot exceed \$286,344.
<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 30% 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>	Full amount of assistance is due on sale, transfer of ownership or refinancing of original first mortgage. Full repayment also required if the 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 for the Local Housing Code inspection in the amount of \$350 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.



# Applicant and Property Eligibility for Montgomery County Down Payment Assistance

## Applicant Eligibility:

The applicant's total household income must be less than or equal to 80% of the area median income level when purchasing a home in an eligible area. Household income includes the earnings of all persons 18 or older who will be residing in the home.

### Montgomery County, Ohio 2024 HUD Income Limits Effective April 1, 2024

1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
\$52,050	\$59,450	\$66,900	\$74,300	\$80,250	\$86,200	\$92,150	\$98,100

Household assets, including but not limited to savings accounts, investments, other properties/collections, must not exceed \$100,000. Excluded assets are the value of cars (maximum of 2 titled in the name of the applicant/co-applicant/members of household 18 years of age or older) or other vehicles (bicycles, motorcycles, etc.) and the value of household goods.

## Property Eligibility:

Eligibility is restricted to existing and newly constructed single-family homes in Montgomery County, Ohio, outside the city limits of Kettering and Dayton with the following maximum purchase price:

	Purchase Price Limit
Existing Homes	\$166,250
New Construction	\$286,344

# Home Inspection Guidelines

## Property Maintenance:

- In addition to the items listed in these guidelines, all structures and premises shall conform to the Property Maintenance Code concerning health and safety issues, as applicable.
- There shall be no tripping or falling hazards. Handrails and guardrails shall be installed, where required, and adequately secured.

## Deteriorated Paint:

- All painted surfaces shall be free of peeling, flaking, or otherwise deteriorated paint. Deteriorated paint (on structures built prior to 1978) shall be assumed to contain lead-based paint, unless lead assessment by a licensed lead-based paint risk assessor is conducted and found to be safe. Surfaces known or assumed to contain lead paint shall be stabilized and painted by workers certified by HUD or the EPA for Lead Safety for Renovation, Repair, and Painting, and all work done using lead-safe work practices. A lead Clearance must be obtained after stabilization is complete. The condition causing the deteriorated paint shall be corrected.

## Permits:

- All witnessed new installations of components requiring permits (water heater, furnace, electric or plumbing work, etc.) shall have a record of those permits and passing inspections on file with the city. Installed components without record of permits shall have a permit taken out and all inspections completed.

## Electric:

- Kitchen countertops, bathroom, unfinished basement, garage, exterior, and any other outlet within six feet of a sink shall be GFCI-protected.
- All outlets shall be properly wired and installed.
- All splices shall be enclosed in approved junction boxes with covers.
- The main electrical panel shall be properly grounded.

## Plumbing:

- Constant leaking in water supply lines shall be repaired.
- Leaking drain lines, especially those causing damage to other components (mold, rot, etc.) shall be repaired.
- All faucets and hose bibs shall function properly.
- Water heaters shall have a T&P discharge tube.

## HVAC:

- The Heating System shall be capable of supplying heat to all habitable rooms.
- HVAC components (furnace, A/C, ductwork, vents, baseboard heaters, etc.) shall be properly installed.
- Combustion gas venting shall comply with code.

## Roofs & Chimneys:

- Roofs shall not leak.
- Areas of missing shingles or other roof covering shall be repaired.
- All flashings and drip edges shall function properly.
- Masonry chimneys shall have sound concrete caps.
- Fireplaces shall have functioning dampers and be free of hazards.

**Windows:**

- Bedroom windows shall open and function properly.
- Cracked or broken glazing shall be replaced.

**Doors:**

- Exterior doors shall have functioning locks and hardware.
- Bathrooms and bedrooms shall have doors with functioning hardware.

**Bathrooms:**

- Bathrooms with a bathtub or shower shall have a working window, or a functioning exhaust fan. Basements & Crawl Spaces:
- Basements and crawl spaces shall be free of extreme moisture and mold.

**Environmental:**

- Suspected asbestos shall be free of damage and non-friable. A licensed, certified or otherwise approved worker shall complete repairs or removal of suspected asbestose-contianing items.
- Extreme mold shall be removed and conditions causing the moisture shall be corrected.

**Smoke and CO Detectors:**

- Smoke detectors shall be installed in each sleeping room, outside the sleeping room areas, and on each habitable story of the house. Smoke detectors shall be, at a minimum, battery operated.
- A carbon monoxide detector shall be installed outside the sleeping room areas. CO detectors shall be, at a minimum, battery operated. Plug-type detectors as prohibited.

**Miscellaneous:**

- Any witnessed items that present probable health, safety or structurally deficient condition shall be corrected.

**Disclaimer:**

- The FTHB inspection does not include environmental testing for radon, mold, lead-based paint, asbestos, carbon monoxide, natural gas or any other hazardous material, gas or fume.
- The FTHB inspection does not guarantee any aspect of the safety, structural soundness, environmentsl health or compliance with applicable codes and regulations concerning the inspected property.
- The FTHB inspection does not guarantee the efficiency or proper function of the HVAC system, water heaters or any other appliance or mechanical system.
- The FTHB inspection is conducted for the Montgomery County's purposes only and does not take the place of normal pre-sale inspections the buyer may perform or want performed by a private home inspection service.

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Signature of Loan Applicant

Date

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Signature of Loan Co-Applicant

Date

# Home Inspection Policy & Down Payment Assistance Qualification Notice

## Home Inspection Policy:

All properties being considered for down payment assistance shall conform to the Property Maintenance Code concerning health and safety issues as applicable. A property inspection will be done by an approved inspector to determine if any compliance issues exist and to do a follow up to assure that any issues noted in the inspection have been satisfactorily addressed.

**Before any compliance inspection is done on a designated property, it will be necessary for the prospective buyer/s to submit a check payable to County Corp in the amount of \$350.00.** In the event the home does not pass the initial inspection, the inspector will go back one additional time at no charge once repairs have been completed. **If the home still does not pass the inspection, any additional inspection would be an additional \$150.00**

**The cost of the home inspection is \$350.00.**

## Down Payment Assistance Qualification Notice:

You will need to complete the **\$0 in person/Zoom or \$49 online at your own pace** First-Time Homebuyer Classes. Completing the First-Time Homebuyer classes does not mean that you are automatically approved for down payment assistance. You will still need to meet the requirements for the individual down payment assistance programs. The final decision on your eligibility for down payment assistance will be based upon the information and documents provided by you in your completed application package.

## Down Payment Assistance Availability of Funds:

Down Payment Assistance funds are limited. Funds will not be reserved for your purchase until all of the following have been met:

- Completed application with all requested documents
- Preliminary review by County Corp staff to determine initial eligibility
- Accepted real estate contract

Once all requirements have been met, County Corp staff will issue a Funds Reservation letter. Funds are reserved for the property under contract at the time of the Funds Reservation letter. If the purchase on that property falls through, funding is no longer reserved. If you decide to move forward with a purchase on another property, the process to reserve funds will start over.

Situations can occur to prevent an application from final approval and closing. Items that may prevent closing include, but are not limited to, appraisal delays, issues relating to title, required repairs after inspection, changes in income or debt, etc.

## Buyer Provided Funds for FHA Loans:

FHA requires that the buyers provide 3.5% of the sales price of the home as a down payment. The 3.5% must be from their own funds. Down payment assistance from County Corp cannot be used for this purpose.

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Signature of Applicant

Date

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Signature of Co-Applicant

Date