

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

Income Limit	No income limit
Loan Purpose, Type and Term	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.
Property Status	Property being purchased via an arms-length transaction must be vacant or owner occupied at time of purchase (unless tenant is the buyer).
Occupancy and Property Type	One or two unit owner-occupied primary residence, including condos and PUDS.
Targeted Area	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 https://www.huduser.gov/portal/sadda/sadda_qct.html
Purchase Price Limits	No purchase price limits
Funds to Close	Minimum contribution from borrowers' own funds must be at least \$500. FHA mortgage loans require 3.5% borrower contribution.
Ratios	Ratios must be no more than 31% housing ratio and 42% total debt ratio.
Homebuyer Education	Pre-purchase appointment with the HomeOwnership Center's Advisor and Homebuyer Class required. \$0 in person/Zoom or \$49 online at your own pace.
Subordination Requirements	Can only be subordinated to allow homeowners to lower the interest rate of the first mortgage.
Repayment	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.

