

County of Riverside

First Time Homebuyer Program

Program Summary

Program Description: The First Time Homebuyer Program (FTHB) provides down payment assistance.

Down payment assistance up to 20% of the purchase price in the form of a deferred (silent) second loan.

**Loan Term/
Affordability Period:** If the property is sold, transferred, leased or any other disposition including refinanced or incurs additional debt secured by the property within 15 years of purchase the principal amount of the FTHB Assistance is due and payable.

Maximum Loan Amount: 20% of purchase price

Maximum Purchase Price: \$344,650
(subject to change)

Interest Rate: 0%

Closing Costs: Borrowers are required to pay usual and customary loan fees, closing costs, and reserves, as in any purchase transaction. See below for minimum contribution.

Minimum Buyer Contribution: No minimum buyer contribution.

Cash Reserves: First mortgage lender may also have reserve requirements.

First-Time Homebuyer: All buyers on title must be first-time homebuyers defined as follows

- Someone who has not owned a home for the previous three years from the date of application to the FTHB program; or
- A displaced homemaker who owned a home; or
- A single parent (unmarried or legally separated) who owned a home with custody of minor child(ren)

Maximum Household Income :	<u>Household Size:</u>	<u>Income:</u>
	1	\$33,150
	2	\$37,900
Effective	3	\$42,600
March 20, 2007	4	\$47,350
	5	\$51,150
	6	\$54,950
	7	\$58,700
	8	\$62,500

Co-signers are not allowed.

Co-owners are only permitted if they will occupy the home as their principal residence and qualify as a first time buyers.

Eligible Areas: County of Riverside unincorporated areas and the cities of Banning, Beaumont, Blythe, Canyon Lake, Cathedral City, Desert Hot Springs, Indio, Lake Elsinore, La Quinta, Murrieta, Norco, Perris, San Jacinto and Temecula.

Eligible Properties:

- ◆ Single-family properties
- ◆ Condos and planned unit developments (PUDs) allowed.
- ◆ New manufactured homes (permanent foundation); manufactured homes in mobile home parks need a lease of at least 10 years.
- ◆ Home must have a minimum of two bedrooms
- ◆ All borrowers on title must occupy property as their primary residence.
- ◆ Affordable Housing Clearinghouse to verify eligibility of properties.

Underwriting/Credit:

Underwriting decisions by the first mortgage lender (credit, debt ratios, etc.) apply.

First Mortgage Loan Requirements:

- ◆ Applicants to obtain 30-year first mortgage loan from participating lenders (see Application Procedures). The program also allows CalHFA Interest Only and 40 year fixed rate loans.
- ◆ First mortgage loan must have fixed interest rate not more than current market rate (no ARMs).
- ◆ Buyer must meet underwriting and eligibility guidelines of first mortgage lender.

Homebuyer Education Requirements:

Buyer must obtain a pre-purchase Homebuyer Education certificate from approved provider (see Application Procedures).