

Program At a Glance

Eligible Primary/First Mortgage Loan Products	Prime, Fixed Rate (HUD, VA, Conventional)								
Maximum Borrower Income	HUD Area Median Income Household annual income maximum based on household size, and % of AMI, Effective 4/2010								
	Size/AMI	1	2	3	4	5	6	7	8
	50%	\$29,400	\$33,600	\$37,800	\$42,000	\$45,400	\$48,750	\$52,100	\$55,450
	80%	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050
	120%	\$70,550	\$80,650	\$90,700	\$100,800	\$108,850	\$116,950	\$125,000	\$133,050
Maximum Housing Ratio	26-33%								
Minimum Borrower Investment	\$1,000 earnest money submitted with Purchase Agreement								
Eligible Down Payment and Closing Cost Assistance	Households whose income falls below 80% AMI may be eligible for direct homeownership assistance towards buyers required closing costs and prepaids after an initial buyer contribution of 3.5%. Funds will be secured by a purchase money mortgage and promissory note. The purchase money mortgage is deferred for 5 years and has 0% interest. The purchase money mortgage will be forgiven in the 6 th year. If the buyer sells, refinances, or no longer occupies the home as his/her principal residence during the 5 years, the balance becomes immediately due.								
Other	Borrowers may NOT receive any cash back at closing.								
	There is no first-time homebuyer requirement. Borrowers are required to complete a Homebuyer Education Course before the scheduled closing. For a listing of HUD approved agencies, visit HUD's Web site: http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=MN								
Borrower Occupancy Requirement	Borrowers must owner occupy the property purchased as their principal place of residence and cannot have an ownership interest in any other property.								
Property Terms	All properties will have an Affordability Period declaration filed against the property. This means that for 20 years following the closing of the sale to an eligible buyer, the property will remain the principal residence of a "low, moderate or middle income family" as defined in 42 U.S.C. 5302(a). If the property is sold during those 20 years, it must be sold to a "low, moderate or middle income family" as defined in 42 U.S.C. 5302(a) at the time of the purchase. Additional terms are discussed in the Declaration of Covenants, Conditions and Restrictions.								