



Ramsey County FirstHOME Buyer Assistance Program

Ramsey County's FirstHOME Buyer Assistance Program is available through responsible local financial institutions. The program helps first home buyers purchase homes more affordably by providing deferred loans that can be used for downpayment assistance, closing costs, and occasionally, health/safety/code improvements. Eligible buyers may qualify for up to \$10,000 with 0% interest to help bring their monthly housing costs down to 30% of income. The principle-only subordinate mortgage must be repaid when the property is sold. Eligible buyers should ask their lenders to reserve funds on their behalf.

Eligibility Requirements:

Income. Annual gross income cannot exceed the maximum income allowed by the US Department of Housing and Urban Development. The limit is based on 80% of the Minneapolis/St. Paul median income by household size. As of May 31, 2011, the limit for a single individual is \$44,950; for two, \$51,400; for three, \$57,800 and for four, \$64,200.

Employment. Buyers need to demonstrate a minimum of three (3) years of fulltime, permanent uninterrupted work history. Previous employment does not have to be at the same job. Full-time is 2080 hours annually; post secondary education is not counted as employment.

Property Requirements. The property must be owner-occupied and located in suburban Ramsey County (the City of Saint Paul is excluded). New and existing single family detached homes, condos, townhouses and duplexes are eligible for FirstHOME assistance. The home must be inspected and meet Housing Quality Standards and local codes prior to occupancy. The maximum purchase price is \$200,000.

Mortgage Qualification. Borrowers should be able to qualify for a VA, FHA, or Fannie Mae approved conventional mortgage as determined by the private lender or must meet the requirements of locally approved initiatives designed to meet affordable housing needs in suburban Ramsey County. Buyers must contribute \$2,000 in private funds to the transaction.

Homebuyer Training. Buyers must successfully complete an approved homebuyer training program prior to closing the loan. HomeStretch classes are found on the Homeownership Center website: www.hocmn.org.

Contact your bank, credit union or mortgage company if you would like to take advantage of the Ramsey County FirstHOME Buyer Assistance Program.

Lenders can refer to <http://www.co.ramsey.mn.us/ced/lenders.htm> for additional program information.