

Buying a new home?

Individuals and families purchasing homes in the City of Grass Valley may be eligible to receive up to **\$75,000** to assist with the purchase of their first home! Applicants must meet the following requirements:

First Time Homebuyer - The applicant must be a first time homebuyer or have not owned a home within the past three years.

Occupancy - Applicants must live in the residence they will purchase.

Property - The property must pass a City health and safety inspection. The home must be located within the City limits. If the property was previously a rental unit, it must have been vacant for at least 120 days prior to the offer to purchase, or occupied by the applicant.

First Mortgage Loan - The applicant must be **approved** for a mortgage loan.

Homebuyer Education - All applicants must review the Home Purchase Education Program video.

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Income - All applicants must have annual household incomes that meet the guidelines below:

<u>Family size</u>	<u>Maximum income</u>
1	\$35,950 or below
2	\$41,100 or below
3	\$46,200 or below
4	\$51,350 or below
5	\$55,450 or below
6	\$59,550 or below
7	\$63,650 or below
8	\$67,800 or below

Amount of Assistance Available & Terms

Up to **\$75,000** is available in the form of a long term loan to be used for closing costs and/or down payment. Assistance is structured so that the homeowner will pay between **29% and 38%** of their income for their housing payment. No payments are required during the term of the loan. The entire amount of the loan becomes due and payable if the property is sold, rented, changed use, refinanced without the city's approval, or in 30 years. The borrower must sign an agreement stating that they will share a small portion of the net proceeds from the sale of the property with the City.

How to apply

Once the applicant has been pre-qualified for a first mortgage, they should contact the City to establish preliminary eligibility and be issued a conditional reservation for funding. The applicant will then have 60 days to fulfill other loan requirements (ie. obtaining final loan approval for a first mortgage loan, receiving a clearance on the property from the City's inspector, viewing the city's homebuyer education video, etc.). Once these obligations are fulfilled, the City will issue final approval and fund the loan.

For more information contact

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(The City of Grass Valley is an Equal Opportunity Employer.)