Decatur H.O.M.E. (Home Ownership Made Easy) Program

Presented By:
City of Decatur
Community Development
Department

What you need to know about the Decatur H.O.M.E. Program

- Decatur H.O.M.E. provides financial assistance to qualified low-income families for the purchase of a home with a MINIMUM MONEY DOWN
- ◆ The City of Decatur will pay ½ of the minimum required Down Payment or all of closing costs, including some prepaid items with a maximum of \$4,500.00
- The home purchased must be located within the city limits of Decatur
- If the applicant is requesting help with closing costs, the Decatur H.O.M.E. program will pay for a one year Home Warranty, provided the total cost is not over \$4,500. This will, however, need to be listed as a line item on the Closing Disclosure Statement.

THE INCOME LIMITS For CDBG Activities

Developed by Housing and Urban Development (HUD)

If your Family Size is: Your Income Must not Exceed:

1 \$35,200

\$40,200

3 \$45,250

\$50,250

5 \$54,300

\$58,300

7 \$62,350

8 \$66,350

Is the Applicant Qualified?

- They must not have owned a home in the last three years
- They must fall within Income Levels established for CDBG Funding
- They must have mortgage loan approval with a participating mortgage company
- They must have not participated in this program before

What Qualified Applicants Should Do

- Contact a participating mortgage company and obtain mortgage loan approval
- 2) Have a signed and accepted offer by both parties on the home they would like to purchase
- 3) Complete a Decatur HOME application with the Community Development Department, AFTER the mortgage company makes a referral
- 4) Make appointment to attend Housing Counseling Course at Community Action Agency
- Attend Loan closing

Mortgage Companies' Assistance

- Referring Applicants
- Completing and submitting Applicant's Requirement Sheet and signed contract
- We must have ALL Closing Disclosure Statements by 4:00 Wednesday prior to a Friday or later closing. (Check will be available the following Monday)
- Choosing a Closing Attorney
- Closing Dates

Applicant's Requirements

- The applicant's Must meet the Income Limits based on household size.
- The applicant is required to complete an application <u>after</u> we have contacted them for an appointment. Walk-ins will NOT be accepted. For their convenience, remind them we will call them to set an appointment time. Do <u>not</u> send them to our office.

Participating Partners

- All Mortgage Lenders, Realtors and Closing Attorneys must complete a training course before participating in the program.
- As long as someone for your agency has attended your company qualifies but we may refer those who haven't been through the Training back you those who have.

Decatur H.O.M.E What we <u>will</u> and <u>will not pay</u>

- Will pay for a one year Home Warranty, as long as it is listed as a line item on the Closing Disclosure Statement. It is the responsibility of the applicant to obtain the home warranty.
- Will pay prepaid Homeowner's Insurance
- Will only pay a 1% origination fee.
- Will NOT pay PMI or MIP Insurance
- Will NOT pay FHA non allowables
- Will NOT pay for any discount points or broker's fees.
- Decatur HOME funds can be used in conjunction with other down payment programs but will not pay for fees associated with those programs or any other bond fees.

Questions, Comments or Concerns ?????

For More Information:

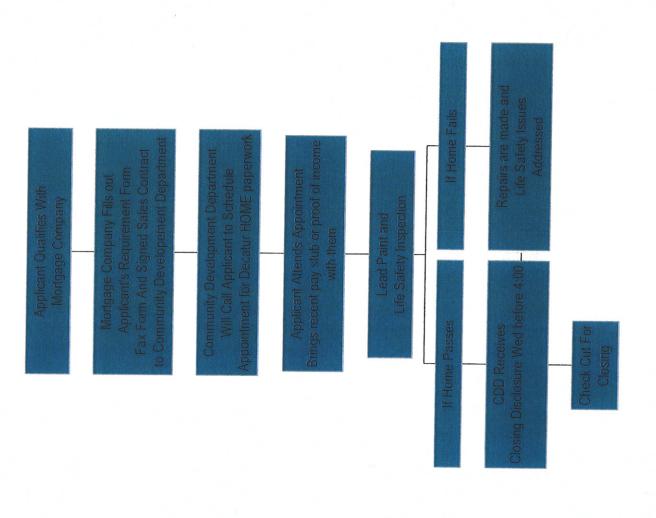
Community Development
Department, City of Decatur
5th Floor, City Hall
402 Lee Street, NE
Decatur, AL 35601
(256)341-4960

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INFORMATION REGARDING CO-SIGNERS

- Co-signers are only allowed if they are helping to address a credit problem.
- Co-signers are NOT allowed to increase someone's income.
- Co-signers must be pre-approved through Community Development

Decatur HOME Program



Decatur H.O.M.E. Applicant Requirements

Applicant's Full Name:	***		
Current Address:			
Address of Home for Purchase *Property address will be checinsurance will be required.	: ked for being located	d in a flood	d zone. If found to be so, proof of flood
Year Home Was Built:			
Applicant's Telephone Number	: (H)		(W)
	(C)		
Applicant's Age	Sex	Race	
Social Security Number:		Tot	al # of occupants in Household:
List names of each occupant:			
		-	
Has applicant owned a home in	the last three years?	? () No	() Yes
Has applicant ever participated	in Decatur HOME?	() No	() Yes
Loan amount of approval: \$			
Real Estate Agency:			_
Real Estate Agent:			Tel. Number:
Closing Attorney:			
Closing Date (If known):			

Applicant's Employer/Income Source:	
Applicant's Gross Pay:	
Above amount is paid: () Annually () Monthly () Bi-monthly	()Bi-weekly () Weekly () Hourly
Any other income:	3
*Alimony or child support need not be disclosed unless considered mortgage.	
Mortgage Company:	
Contact Person: T	el. Number:
Email address:	
	_
Loan Officer's Signature	

^{*}This form along with a copy of the signed sales contract must be submitted in order for application to be considered complete.

Income Limits For CDBG Activities City of Decatur, Alabama 2019-2020

				24	2012-6102			
	1 person Household	2 person Household	3 person Household	4 person Household	5 person Household	6 person Household	7 person Household	8 person & Up Household
30% of Median	\$13,200	\$16,910	\$21,330	\$16,910 \$21,330 \$25,750 \$30,170 \$36,450	\$30,170	\$36,450	\$38,950	\$41,450
Very Low	\$22,000	\$25,150	\$28,300	\$25,150 \$28,300 \$31,400 \$33,950 \$34,590	\$33,950	\$34,590	\$38,950	\$41,450
Low-Mod	\$35,200	\$40,200 \$45,250		\$50,250	\$54,300	\$58,300 \$62,350	\$62,350	\$66,350

*ALL Closing Disclosure Statements

are due NO LATER than

WEDNESDAY At 4:00 pm

Checks will be available the following

Monday.

Contact Information Community Development 256-341-4960

Website for all Forms

http://www.decaturalabamausa.com/departments/communitydev/homeprogram.html

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