

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 1/2 of the minimum required Down Payment, all of the closing costs, buying down of rates up to 2% including prepaid items with a maximum of \$15,000.00
- ◆ 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 \$15,000. This will, however, need to be listed as a line item on the Closing Disclosure Statement.



# 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

- 1) 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
- 5) Attend Loan closing

# Mortgage Companies' Assistance

- ◆ Referring Applicants
- ◆ Provide the City Loan Estimate Package for approval
- ◆ Completing and submitting Applicant's Requirement Sheet and signed contract
- ◆ We must have ALL Closing Disclosure Statements by 12:00 Noon 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 ***after*** 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 not 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 will and will not pay

- ◆ 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 pay PMI or MIP Insurance
- ◆ Will NOT pay FHA non allowables
- ◆ Will pay up to 2% discount points to buy down interest rate.
- ◆ 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:

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