



County of Placer First Time Homebuyer Assistance Program

PROGRAM BASICS

FIRST TIME BUYERS

Participants cannot have owned or had a real estate interest for the past three years and must provide last three (3) years federal tax returns as evidence of first time homebuyer status.

INCOME ELIGIBILITY

Eligible households must earn at or below 80% Placer County median income, adjusted for the number of persons occupying the subject property. All income sources for all occupants. Please see Income Standards table.

HOUSING RATIO

Eligible households shall not have housing expenses (for example: principal, interest, taxes, insurance, Mello Roos, mortgage insurance, and Homeowner Association Dues) less than 30% and greater than 35% of gross monthly household income. Debt Ratio shall not exceed 47%. Please note this is the County's program requirement and the first mortgage underwriter may have more stringent ratios (See FHA Regulations 4155.1 Revision 4 for ratio limits). The applicant will be subject to the more stringent lenders ratio requirement.

FIRST TIME HOMEBUYER EDUCATION REQUIREMENT

Participants in the County's First Time Homebuyer Assistance program are required to attend a Homebuyer's Education Class or similar type FHA approved program. A copy of a Certificate of Completion is required prior to close of escrow.

BORROWER INVESTMENT

Participants must invest a minimum of 3% of the purchase price.

PROPERTY ELIGIBILITY

Property must be located within the unincorporated county (***Housing within an incorporated city is ineligible.***) and meet health and safety requirements.

SALES PRICE LIMIT

Sales price cannot exceed \$635,000.

PROPERTY RESTRICTIONS

The property assisted with County funds must be owner-occupied for the 30-year term of the loan. If, during the loan period the property is sold, title is transferred to someone other than the original owner, or if the property becomes a rental, the loan becomes due and payable along with any interest funds. Exception applies if the original borrower can show that a low-income household will be occupying the property and assuming the loan.

TO REQUEST AN APPLICATION OR FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Placer County Redevelopment Agency
3091 County Center Dr., Suite 260
Auburn, CA 95603
(530) 745-3150**

