



HOUSING & NEIGHBORHOODS DEPARTMENT COMMUNITY DEVELOPMENT DIVISION HOMEOWNERSHIP PROGRAM

GOAL

TO ASSIST FIRST TIME HOMEBUYERS WITH PURCHASING A HOME WITHIN THE CITY LIMITS OF RALEIGH.

SOURCE OF FUNDS

FIRST MORTGAGE: PARTICIPATING PRIVATE SECTOR LENDING INSTITUTIONS (LIST AVAILABLE UPON REQUEST).

SECOND MORTGAGE: CITY OF RALEIGH HOUSING BOND FUNDS.

ELIGIBLE PROPERTIES

NEW OR EXISTING SINGLE FAMILY HOMES, TOWN HOMES, AND CONDOMINIUMS.

MAXIMUM LOAN

FIRST MORTGAGE: MAXIMUM FOR WHICH APPLICANT QUALIFIES THROUGH PARTICIPATING PRIVATE SECTOR LENDING INSTITUTION.

SECOND MORTGAGE: UP TO \$20,000, BASED ON NEED.

NOTE: TOTAL LOANS CANNOT EXCEED 100% OF APPRAISED VALUE.

TERM/RATE

FIRST MORTGAGE: MONTHLY PAYMENT BASED UPON 30-YEAR TERM AT MARKET RATE.

SECOND MORTGAGE: LOAN DISCOUNTS (PRINCIPAL BALANCE IS REDUCED) ON A SET SCHEDULE AND IS FORGIVEN AFTER 20 YEARS OF OWNER-OCCUPANCY. CONDITIONS APPLY.

MAXIMUM SALES PRICE

NEW CONSTRUCTION AND RESALE: \$202,000.

MAXIMUM QUALIFYING INCOME

NUMBER HOUSEHOLD MEMBER(S)	1	2	3	4	5	6	7	8
ALLOWABLE INCOME AMOUNT	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250	\$71,150	\$76,050	\$80,950

ELIGIBILITY

- ONE YEAR OF SATISFACTORY CREDIT PRIOR TO APPLICATION IS REQUIRED.
- MUST BE UNABLE TO QUALIFY FOR THE FULL AMOUNT TO PURCHASE A HOME DUE TO LACK OF DOWN PAYMENT/ CLOSING COST OR EXCESSIVE DEBT TO INCOME RATIO, WHICH CANNOT EXCEED 43%
- MUST NOT HAVE HAD AN OWNERSHIP INTEREST IN A PRINCIPAL RESIDENCE WITHIN THE PAST THREE YEARS.
- MUST OCCUPY PROPERTY FINANCED AS PRIMARY RESIDENCE.
- PREFERENCE WILL BE GIVEN TO APPLICANTS WHO RESIDE OR WORK WITHIN THE CITY LIMITS OF RALEIGH FOR A MINIMUM OF TWO YEARS.
- MUST COMPLETE A HOMEBUYER COUNSELING COURSE. THE CITY OF RALEIGH CONTRACTS WITH DHIC, INC. TO PROVIDE HOMEOWNERSHIP AND CREDIT COUNSELING. FOR MORE INFORMATION, CONTACT DHIC AT (919) 832-4345.

ADMINISTRATION

AN APPLICATION CAN BE OBTAINED BY CONTACTING A PARTICIPATING LENDER.

FOR MORE INFORMATION PLEASE CALL (919) 996-4330 OR VISIT 310 W. MARTIN STREET, SUITE 101, RALEIGH, NC 27601