

CCIP Homebuyer Assistance Programs

Programs Funded By:

Chester Economic Development Authority (CEDA)

And

Delaware County Office Of Housing And
Community Development (OHCD)

Chester Community Improvement Project
Larry Douglas, HUD Certified Housing Counselor,
Housing Program Manager

Down Payment Program

City of Chester Homebuyer Assistance Program:

- Description: Up to \$10,000 forgivable five-year loan-to-grant for down payment and closing costs
 - 50% of down payment to a maximum of \$5,000 and maximum closing costs of \$5,000

- Eligibility: Homebuyer MUST meet HUD's income limits, be a first-time homebuyer, and complete housing counseling program

- Property: Purchased home MUST be a single family home located within the City of Chester
 - Buyer MUST contribute a minimum \$1,000 toward the purchase of the home

- The home MUST be used as the homebuyer's principal residence for the entire five year term

Down Payment Program (Continued)

Delaware County Homeownership First or Revitalization Program:

- Assistance: Up to \$5,000 forgivable five-year loan-to-grant or 0% interest loan for down payment and closing costs
- Eligibility: Buyer MUST meet HUD's income limits, be a first-time home buyer and complete housing counseling program
- Property: Purchased home MUST be a single family home located within Delaware County
 - Exclusions: The City of Chester, Haverford Township and Upper Darby
 - The buyer must contribute a minimum \$1,000 to the purchase of the home
 - Maximum Sale Price: \$214,000.00
- Principal Residence: The home MUST be used as the buyer's principal residence for the entire five-year term

Program Description

- **Purpose:** To provide homeownership opportunities to first time homebuyers in The City Of Chester or Delaware County through pre and post purchase homeownership counseling, as well as, down payment and closing cost assistance.
- **Eligible Homebuyers:** Low and moderate income (See below Income Limits) first time homebuyers, purchasing a home in The City Of Chester or Delaware County Program communities (See below list). A first time homebuyer is someone who has not owned a home in the last three (3) years, or is a displaced homemaker.
(Applicants may not have signed an Agreement of Sale for any property prior to undergoing group and individual counseling, the Agreement of Sale reviewed by counseling agency and issuing a Letter to the Realtor)

Program Description

2020 Income Limits

To qualify for programs household income may not exceed 80% of the Median Family Income (MFI) for the area.

The **MAXIMUM** gross annual income limits are as follows:

<u>Household Size</u>	<u>80% MFI</u>
1	\$54,150
2	\$61,850
3	\$69,600
4	\$77,300
5	\$83,500
6	\$89,700
7	\$95,900
8	\$102,050

Program Description

DELAWARE COUNTY HOMEOWNERSHIP FIRST PROGRAM REVITALIZATION COMMUNITIES

The loan will be forgiven after five years.

Aldan Borough
Chester Township
Clifton Heights Borough
Collingdale Borough
Colwyn Borough
Darby Borough
Darby Township
East Lansdowne Borough
Eddystone Borough
Folcroft Borough
Glenolden Borough
Lansdowne Borough
Lower Chichester Township
Marcus Hook Borough

Millbourne Borough
Morton Borough
Norwood Borough
Parkside Borough
Prospect park Borough
Ridley Township
Ridley Park Borough
Rutledge Borough
Sharon Hill Borough
Tinicum Township
Trainer Borough
Upland Borough
Yeadon Borough

Program Description

DELAWARE COUNTY HOMEOWNERSHIP FIRST PROGRAM COMMUNITIES

The funds are 0% interest loans, which must be repaid upon the future sale or transfer of the property.

Aston Township
Bethel Township
Brookhaven Borough
Chadds Ford Township
Chester Heights Borough
Concord Township
Edgmont Township
Marple Township
Media Borough
Middletown Township
Nether Providence Township
Newtown Township

Radnor Township
Rose Valley Borough
Springfield Township
Swarthmore Borough
Thornbury Township
Upper Chichester Township
Upper Providence Township

Program Description

- **Eligible Properties:** Single family, residential, owner occupied houses (detached, twin, rowhouse, townhouse or apt. condominium) which are in compliance with City of Chester and Delaware County housing quality standards. Renter occupied properties, duplexes and properties that are located in and pay property taxes to Chester City, or Upper Darby Township are not eligible. (Delaware County)
- **Primary Lenders:** Applicants are required to secure a first mortgage. Local banks or mortgage companies will be encouraged to offer discounted interest rates and fees for first time buyers. First mortgages must be 30 year fixed FHA, Conventional or VA mortgage, at or below market interest rate, with no more than three points charged with a maximum back end ratio not to exceed 45%.
- **Minimum Contribution:** A minimum of \$1,000 toward the purchase of the home must come from the borrower. Typically, lenders will require at least 3.5% of the sales price from the borrower's savings. **A borrower's liquid assets after settlement, excluding retirement funds, may not exceed \$10,000.**

Program Description

- **Homebuyer Assistance:** Each borrower will be evaluated based upon income, credit history, and available assets. Total assistance will not exceed \$10,000 City Of Chester and \$5,000 Delaware County. **(Funds are issued in the form of a check)**
- **Additional Requirements:** Eight (8) hours of group homeownership counseling (Online Homebuyer Education Course) and a minimum of one individual counseling session are mandatory. A Certificate of Achievement for the successful completion of the homeownership counseling will be issued once the client establishes good credit and completes all items identified in their Action Plan.

PROGRAM HOMEBUYING PROCESS

- **Online Homebuyer Education Course:** Homebuying Process Overview
- **One on One:** Individual counseling including income verification, budgeting, credit review & repair, debt analysis, affordability & loan qualification.
- **Complete Action Plan:** Pay bills on time, establish savings, finalize budget and repair/establish credit.
- **Counselor MUST receive copy of Mortgage Pre-Approval:** Research interest rates, fees and points
- **Client must Receive Counseling Certificate and Letter to Realtor**

PROGRAM HOMEBUYING PROCESS

- Work with a realtor. Research taxes and sales prices. **Counselor MUST Review Agreement of Sale before you can make an offer.** If offer is accepted, continue to next step. Otherwise negotiate or continue shopping.
- **Pre-settlement:** Arrange for your mortgage application and home inspection. Save cancelled checks and receipts.
- Receive **mortgage commitment:** Obtain Home and Title Insurance
- **SETTLEMENT**

Contact: Chester Community Improvement Project (CCIP)

610-876-8663

Or

Visit our website at WWW.CCIPHOUSING.ORG

