

WHAT STEPS DO I take?

1. Decide on a bank or mortgage company and make an appointment with a loan officer to get pre-qualified for a home loan.
2. Let the loan officer know that you are interested in the County's Homeownership Assistance Program. It may be helpful to take this brochure with you.
3. Once you are pre-qualified for a home mortgage, have your loan officer call:

Luz Melgarejo
Program Coordinator
420 E Laurel Street
Willows CA 95988
(530) 934-1480



**Health & Human Services
Agency**
420 E. Laurel St
Willows CA 95988
(530) 865-6129 or
1-800-287-8711 ext. 6129



Homeownership Assistance Program



Health & Human Services Agency

Community Action Partnership

420 E Laurel Street
Willows CA 95988

Telephone: (530) 865-6129

Fax: (530) 934-6650

HOUSEHOLD INCOME

Family annual gross income may not exceed the following (income limits are subject to change):

Family Size	Annual Income	Monthly Income
1	\$30,650	\$2,554
2	\$35,000	\$2,917
3	\$39,400	\$3,283
4	\$43,750	\$3,646
5	\$47,250	\$3,938
6	\$50,750	\$4,229
7	\$54,250	\$4,521
8	\$57,750	\$4,813

Loans are based on total household income and family size. The maximum loan amount is as follows:

- **Families earning up to 80% or less of area median income may qualify** for a loan amount up to \$40,000 CDBG funds
- **Front-end ratio shall be between 15% and 40% of the borrower's gross monthly income (before deductions) that cover the cost of PIT (loan principal and interest payment + property + taxes + property insurance)**

Glenn County
Health and Human Resource Agency

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TERMS AND CONDITIONS CONT.

- Applicants must work with a Real Estate Agent throughout the home buying process and the contract must be a California Residential Purchase Contract (excludes Lease to Purchase applicants).
- The appraisal and credit report must be paid by the borrower.
- Required to have impound account for the payment of taxes and insurance to ensure they remain current.
- The home purchased must be located within the unincorporated area in Glenn County.
- Homebuyer must contribute a minimum of down payment of one-percent (1%) of the purchase price.
- The home must meet "Building Code" and "Lead Based Paint" requirements.
- A Termite Inspection must be performed on all structures on the property and receive Section 1 & 2 Clearance.

REPAYMENT

- A mortgage subsidy loan is secured by a Deed of Trust and does not require monthly payments.
- Repayment of the loan will be required at the end of the 30 year loan term; or, if the house is sold, title is transferred, or if the house is no longer the family's principal residence.
- Prior to refinancing the primary loan it is wise to check with the Business Assistance/Housing Development Department.

INTRODUCTION

- The County of Glenn has created a Homeownership Assistance Program under CDBG (Community Development Block Grant), that expands the availability of affordable housing for income qualified families.
- **The Program** offers a loan for mortgage subsidy assistance and provides a course of action for the primary financing and purchase of that first home.

TERMS AND CONDITIONS

- The loan shall be deferred for a minimum of 30 years @ no higher than 3% simple interest. Depending on how long the borrower lives in the home, some or all of the interest may be forgiven. The program loan term shall be for at least as long as the primary loan.
- The family must be a "first-time" home buyer (has not owned a home within the past three years).
- The maximum purchase price for existing homes is \$ 218,000.
- The family must contribute a minimum down payment of 1% of the purchase price but may contribute more if desired.