

# City of Pompano Beach First Time Home Buyer Program

*“Your Opportunity to  
Own Your First  
Home”*



If you are interested in obtaining additional information about the First Time Homebuyer Program, please contact:

City of Pompano Beach  
Office of Housing &  
Urban Improvement  
100 W. Atlantic Blvd, Ste. 220  
Pompano Beach, FL 33060  
Tel. - 954.786.4659  
Fax - 954.786.5534

## WHAT IS THE FIRST TIME HOMEBUYER PROGRAM?

The First Time Homebuyer Program provides funding to eligible first-time homebuyers to purchase a home. Funding is utilized to pay all or a portion of the costs and/or down payment associated with purchasing a home.

## WHO QUALIFIES?

- First Time Home Buyers – Applicants must be first-time home buyers, defined as someone who has not had an ownership interest in a property at any time during the last three (3) years.
- Borrowers with a minimum credit score of less than **640 are not eligible** to participate in the program
- Income cannot exceed program income limits (see income guidelines chart)

### INCOME GUIDELINES CHART FOR 2025

Your annual income must fall within the categories below

Household Size	Very-Low 50%	Low 80%
1	40,350	64,550
2	46,100	73,800
3	51,850	83,000
4	57,650	92,200
5	62,250	99,600
6	66,900	107,000
7	71,500	114,350
8	76,100	121,750

***\*Income guidelines and purchase prices are subject to change without notice.***

- 3% minimum down payment required, with at least 1.5% of the purchase price contributed from the applicant's own funds. The remaining 1.5% may be a gift from other sources.
- Have a loan commitment for a first mortgage.

## ELIGIBLE PROPERTIES

- One-unit, single-family residences, including townhomes and/or condos
- Home must be located in the City of Pompano Beach.
- Homebuyer must occupy the home as a primary residence.
- Property cannot be tenant-occupied.
- The Maximum Purchase Price for a Home cannot exceed the limits set forth in Section 215(b).

## HOW DO I GET STARTED?

1. Contact a participating lender for eligibility screening.
2. Once you are pre-qualified and have a maximum home price, you may locate a home to purchase.
3. When you have located a home, you will need to make a purchase offer and obtain a contract.
4. Once your purchase offer and deposit are accepted, contact our Office to obtain application material for the FTHB program.
5. Applicants must attend an 8- or 12-hour Homebuyer Education Class provided by an Approved Homebuyer Education Provider (see Approved List attached to application).



## LOAN CONDITIONS & REPAYMENT

- **Maximum Assistance for First Time Home Buyers up to \$80,000 under HOME funds.**
- **Maximum Purchase Price Limit: PY-2025 - \$451,000**
- 20-year deferred loan with 0% interest, reduced 20% per year in the last 5 years.  
The Purchase Assistance Program must be re-paid if the property is sold, rented, refinanced or encumbered without prior approval of City of Pompano Beach or ceases to be occupied during lien period.