

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 2026

Your annual income must fall within the categories below

Household Size	Very-Low 50%	Low 80%
1	44,350	71,000
2	50,700	81,150
3	57,000	91,300
4	63,400	101,400
5	68,450	109,550
6	73,550	117,650
7	78,650	125,750
8	83,700	133,850

**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.