

CITY OF POMPANO BEACH

Things Homebuyers Should Know Before

Participating in the First-Time Homebuyer / Purchase Assistance Program

The following is a list of some of the things homebuyers should be aware of before participating in the First-Time Homebuyer Purchase Assistance program:

1. The purpose of the First-Time Homebuyer Purchase Assistance Program is to provide assistance to qualified, income-eligible first-time homebuyers for down payment and/or closing costs associated with purchasing a home in the City of Pompano Beach. The amount of assistance provided will be determined based on your total household annual gross income and documented financial need. Total household annual gross income must not exceed the annual limits as determined by the funding source. All applicants must complete an 8-hour homebuyer's education program offered by a HUD- approved housing counseling agency, secure a first mortgage from a lender and have an executed contract.
2. The City of Pompano Beach is providing assistance for the purchase of new construction or existing home. The home cannot exceed a maximum purchase price of \$418,000 and must be located in the City of Pompano Beach.
3. Applicant or spouse must not currently own a home, or have owned a home (house, condo, townhouse, etc.) within the last three (3) years or defaulted on a mortgage within the last seven (7) years. Exceptions may be made for single parents that were displaced because of a recent divorce (within the last three years) and will be considered on a case-by-case basis.
4. Homebuyers must apply with his or her legal spouse. Co-signers are not allowed under this program.
5. Any property with illegal conversions or structures will not be eligible for the program. The property must be converted back to the original state before the loan closing date.
6. Homebuyer is responsible for contributing a minimum of three percent (3%) of the contract price towards closing. No cash back to the borrower allowed at closing.
7. The loan is a 20-year deferred loan with 0% interest. The loan is forgiven 20% per year in the last five (5) years if there is no default during the affordability period.
8. The maximum assistance for homebuyers in the form of down payment, closing cost, sale price writes down and/or gap financing not to exceed \$80,000 under the HOME Program and not to exceed \$50,000 under the SHIP Program. The loan will be determined to be in default if any of the following occurs: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.
9. The home must be owner-occupied during the loan term. Homebuyer must live in the property as their principal residence and property must be homesteaded throughout the life of the recapture/lien period.
10. The City of Pompano Beach is a public entity subject under Chapter 119 of the Florida Statutes concerning public records. Applications and documents submitted to the city are public records and, unless exempt pursuant to Florida Statutes, are subject to public records disclosure. All documents submitted to the City of Pompano Beach will become property of the City and will not be returned.
11. Applicants with monetary assets of \$25,000 or more, must contribute one-third (1/3) of the funds towards the purchase, unless the assets are held in retirement funds accessible solely through termination of employment or retirement.
12. The intent of this application is only to pre-qualify the applicant(s). It does not guarantee acceptance or approval and no commitment is hereby made on the part of either party.
13. Income guidelines and purchase prices are subject to change without notice.
14. A third-party verification of assets, income and/or employment will be performed. The verification is required to determine your eligibility for assistance under the program guidelines. If you qualify for assistance, your income will be certified and you will receive a notice of eligibility. Should your income change after you were determined income eligible and assistance has not yet been provided, your program eligibility will have to be re-certified.

15. The City of Pompano Beach reviews all final loan packages and inspection reports to determine program eligibility. All loan documentation, sales contracts and property inspections must be provided to the City of Pompano Beach. Once you have received a mortgage commitment from your lender, you must be sure that the city receives a copy of your Closing Disclosure statement at least 48 to 72 hours prior to closing. No Friday closings allowed.
16. The City of Pompano Beach is not acting in any capacity relating to your first mortgage or real estate transaction.
17. You agree to hold harmless the City of Pompano Beach, any governmental agency, its officers, employees, stockholders, agents, successors and assigns from any and all liability that may arise due to you applying for any grant, mortgage or your purchase of any real estate. Applicants should always seek competent, professional legal advice when engaging in any real estate related transaction.
18. Other restrictions may apply.

Initials _____

Fair Housing Act

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

