



HOMEOWNERSHIP ASSISTANCE

County Objectives: Diverse Housing Options, Community Revitalization, Sustainable Communities, family wealth creation.



- ▣ My HOME
- ▣ My HOME II
- ▣ Buy Suitland

\$8,235,000 Available

- Federal HOME Investment Partnerships Program (HOME)
- Maryland Mortgage Servicing Settlement Fund

Maximum Flexibility & Targeting

- All parts of the County
- 12 zip codes hardest hit by fore closures
- Leveraging ongoing revitalization initiatives (Suitland)

PROGRAM PARTNERS

- Redevelopment Authority – Implementing Agency
- MD Department of Housing and Community Development
- MD Office of the Attorney General
- Participating Lenders
- Realtors
- HUD Approved Housing Counseling Agencies

Comparison Chart

My Home

- Up to 5% of the PP
- Buyers min. 1.75% or Asset test over \$3,000
- 80% Area Median Income
- Any Property F/C must have 1% discount
- Any zip code
- \$295,000 re-sales/ \$370,000 New Construction
- DTI max 45%
- Deferred payment; forgiven in 10 years.

My Home II

- Up to \$20,000
- Buyers min. 1.75% or Asset test over \$3,000
- 120% Area Median Income
- Any Property F/C must have 1% discount
- 12 zip codes
- No max purchase price at 81%-120% AMI
- DTI max 33% on front 43% on back
- Deferred payment; loan will be paid back in full.

APPLICANT ELIGIBILITY

- ✓ **First time homebuyers or individuals who have not owned a home anywhere during the three years immediately preceding the date of their contract ratification.**

Non

- ✓ **Applicants must agree to live in the home being purchased as their principal residence.**
 - ✓ **Must meet income eligibility**
 - ✓ **Must take homebuyers course**
 - ✓ **Must have a 1st Trust loan approval**

My HOME

All zip codes within
Prince George's County
are eligible

New

My HOME II

12 Eligible Zip Codes

<u>ZIP CODE</u>	<u>COMMUNITY</u>
20706	Lanham
20737	Riverdale Park
20743	Capital Heights
20744	Fort Washington
20745	Oxon Hills
20746	Suitland
20747	District Heights
20748	Temple Hills
20772	Upper Marlboro
20774	Upper Marlboro/Largo
20784	New Carrollton
20785	Landover/Hyattsville

My HOME INCOME LIMITS FOR AFFORDABLE HOUSING PROGRAMS

Up to **80% AREA
MEDIAN INCOME**

	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
80% Limit	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,650	\$113,950

NEW

My HOME II INCOME LIMITS FOR AFFORDABLE HOUSING PROGRAMS

Up to **120%** AREA MEDIAN INCOME

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$90,150	\$103,000	\$115,900	\$128,750	\$139,050	\$149,350	159,650	\$169,950

**My HOME Eligible Borrowers will
be allowed to borrow**



**Up to
5%
of Sales Price
based on NEED**

My HOME and Buy Suitland Debt Ratio limit

45%

Total fixed payment
to income.

Back end ratio

NEW My HOME II Eligible
Borrower will be allowed to
receive up to

\$20,000.00

**based on NEED; funds maybe used to meet
DTI requirements. 33%/43%**

NEW

My HOME II Debt Ratio Limit

Maximum Housing Debt to Income Front =

33%

Maximum Total Payment to Income

Back= **43%**

How much assistance will borrower receive ?

Each program performs a simple layering process.

Purchase price + closing costs and pre-paid=
TOTAL COST TRANSACTION

APPLY CREDITS TO TOTAL COST TRANSACTION:

- *1st trust loan amount including MIP*
- *Seller Help*
- *Buyer's minimum contribution*

MY HOME will fill in the gap up to 5% of the purchase price.

My HOME II will fill in the gap up to 20K or

Purchaser's Minimum Cash Requirement

1.75% of Final Purchase Price

OR

50% of liquid assets over
\$3,000.00, whichever is greater

*Absolutely no money back to
borrower at settlement*

Minimum Contribution Example

- Final Sales Price $\$100,000 \times 1.75\%$ = \$1,750.00
- Total Liquid Assets $\$ 17,000 - \$3,000 = \$14,000 / 2$ =
\$7,000.00

Borrower's minimum cash contribution

=
\$7,000

ELIGIBLE PROPERTIES

My HOME and My HOME II

- Re-sale
- New Construction
- Short sales
- Foreclosures

NEW

- *Foreclosure Purchase Price*
Must be below 1% of the
appraised

Properties Not Eligible For My HOME or My HOME II

- Multi Unit
 - Coop's

PHYSICAL STANDARDS

HQS Inspection required on all Properties

- ❖ *American Property Consultants will conduct all inspections; is a licensed full service inspection company.*
- ❖ *\$69 initial inspection fee is required and is **due and payable to APC** before inspection can be scheduled.*
 - ❖ *\$25 missed inspection (no show, turned-off utilities)*
- ❖ *One follow up inspection fee of \$48 will be paid by My Home Program for completed repairs on failed inspections*
 - ❖ *HQS Inspection request form on line*
www.hudpass.com

See guidelines for instructions. Proof of the APC initial inspections must be submitted with the application package.

- *TURN TIME: APC will make initial contact within 48 hrs. of request and payment to verify property is ready*
 - *APC will have 5 business days to schedule and complete the inspection*
 - ❖ *HQS re-inspection required*
“Lender requests”

PHYSICAL STANDARDS

❖ Documenting repairs on properties is NO LONGER REQUIRED.

❖ Home Inspection required on all Properties (unless 203K Streamline),
Invoice and License only to *My HOME*

❖ 203K Streamline (consultant report)

203K Streamline loans allowed

- All Borrowers required to attend 203K workshop sponsored by *My HOME Programs*.
- All required HQS repairs should be included in 203K Streamline Consultant's report

NEW

203K Loan for My HOME II

- *Maryland Historical Trust* requires a review on all 203K loans in designated My HOME II zip codes. This review can take up to 14 business days. Forward a copy of the FHA consultant report to so that we can get the MHT approval process started.

CONTRACTOR'S CREDENTIALS

Licensed
through MHIC

Maryland Home Improvement
Commission

Provide 2
verifiable
references

Work to be
completed
within 4 months

MAXIMUM PURCHASE PRICE

Borrowers at or below 80% AMI

This applies to all loans in My HOME and My HOME II

re-sales - \$ 295,000

new construction - \$370,000

My HOME II
Borrowers at 81% to 120% AMI

NO maximum purchase price

REPAYMENT MY HOME

2nd Trust
Mortgage

Loan Term

10 years

NO
MONTHLY
PAYMENT

Interest Rate

0%

My HOME REPAYMENT REQUIREMENTS

**Deferred payment loan*

**Secured on the property as a second trust*

**Balance due upon sale or transfer of the property, or if the property ceases to be the primary residence of the borrower.*

The amount of the DPCCA due or forgiven is based on the following:

Purchaser Remains in Home	Balance Due (<i>% of Total DPCCA Received</i>)
0-4 years	100%
4-6 years	50%
6-9 years	30%
10+years	0%

REPAYMENT

NEW

MY HOME II

2nd Trust
Mortgage

Loan Term

Loan will be paid back in full.

NO
MONTHLY
PAYMENT

Interest Rate

0%

PROGRAMS ACCEPTED

- **FHA**
- **VA**
- **CONVENTIONAL**
- **FHA 203K STREAMLINE**
- **MD MORTGAGE PROGRAMS**

FIXED RATE LOANS ONLY

***IF OTHER PROGRAMS ARE USED, *My HOME* AND *My HOME II* FUNDS
WILL BE UTILIZED WHEN NEED IS DEMONSTRATED**

My Home Programs Disclosures

LENDERS SUBMISSION CHECKLIST

My HOME or My Home II APPLICATION

BUYER & SELLER AFFIDAVITS

LEAD PAINT DISCLOSURE

EEO FORM

PROCESSING TIME

- At least 21 BUSINESS days on contract upon submission for all loans.

Short Sale Payoffs

IF THERE IS NOT AT LEAST 21 BUSINESS DAYS REMAINING ON 3rd PARTY APPROVAL, PROVIDE EVIDENCE THAT A NEW REQUEST HAS BEEN MADE AND 3RD PARTY WILL GRANT AN EXTENSION.

Lender's Guide

- Order HQS Inspection prior to appraisal; **REMEMBER to communicate with parties to insure property is ready for inspection. Do not assume property is ready.**
- Must have 1st Trust Lender approval from participating lender prior to applying for **My HOME** programs(outstanding conditions HOME FUNDS and HQS repairs only)
- Property must pass an HQS Inspection to have HOME funds allocated (remedy within 30 days) or use FHA 203K Streamline
- Home Inspection required (invoice & license)
- Lender must have taken mandatory training and have been issued a Lender Certification Number to participate in **My HOME** programs.
- Send loan package using our Submission Checklist.
- **Processing** requires at least 21 business days from receipt of complete loan package.

Lender's Guide

- *If you have a 203K for My HOME II remember to forward the consultant's report so we can order the MHT.*

Once all required conditions are received and reviewed, the processing department issues a final approval to all parties and the file is submitted to the CLOSING DEPARTMENT.

CLOSING PROCESS

My HOME Programs closing department requires a minimum 7 business days to get your loan to settlement after our receipt of final documents.

ONLY the My HOME closing department can schedule a loan to close.

Your title company should discuss the settlement procedure with the REO Bank



APPROVED TITLE COMPANIES

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WWW.PRINCEGEORGESCOUNTYMD.GOV/MyHOME

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- END OF PRESENTATION