



County of Placer

FIRST TIME HOME BUYER ASSISTANCE PROGRAM BASICS

FIRST TIME HOME BUYERS

Participants cannot have owned nor had an interest in real estate during the past three years. The last three (3) years of federal tax returns will be required as evidence of first time home buyer status.

INCOME ELIGIBILITY

Eligible households must earn at or below 80% Placer County median income. Gross household income will be calculated using all income sources for all occupants. Income limits are adjusted based on household size.

HOUSING RATIO

Housing expenses for PITI (Principal, Interest, Taxes, Insurance, Mello Roos, Mortgage Insurance, Homeowner Association Dues) are to be between 30% and 35% of gross monthly household income. Debt Ratio shall not exceed 47%. Please note this is the County's program requirement and the first mortgage underwriter may have more stringent ratios (See FHA Regulations 4155.1 Revision 4 for ratio limits). The participant will be subject to the more stringent lenders ratio requirement. The combined loan to value cannot exceed 97%.

FIRST TIME BUYER EDUCATION REQUIREMENT

Participants in the County's First Time Homebuyer Assistance Program are required to complete Home Buyer's Education Training. Neighbor Works is the approved provider, to schedule your training contact Neighbor Works at www.nwsac.org. A copy of the Certificate of Completion is required prior to close of escrow.

BORROWER INVESTMENT

Borrowers must invest a minimum of 3% of the purchase price towards the sales transaction. This must be from the borrower's own funds or a personal gift of funds. Gifts of the sales transaction are not allowed for this purpose.

PROPERTY ELIGIBILITY

Property must be located within the unincorporated County and must pass a County Health and Safety inspection. ***(The County's program does not include properties within the City or Town Limits of jurisdictions in: Roseville, Rocklin, Lincoln, Loomis, Auburn or Colfax).*** The size of the house must be consistent with the size of the household.

SALES PRICE LIMITS

The maximum sales price shall not exceed \$198,000 for resale homes and \$271,000 for newly constructed homes using federal funds and \$300,000 using state funds. The County's loan cannot exceed 40% of the purchase price of the property. The maximum County loan shall not exceed \$100,000.

OWNER OCCUPANCY RESTRICTIONS

The property being assisted with County funds is restricted to owner occupancy for the 30-year term of the loan. If, during the loan period the property is sold, title is transferred to someone other than the original spouse, the property becomes a rental or the borrower is in default of any terms of loan agreements, the loan becomes due and payable along with any interest due.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



COUNTY OF PLACER

OFFICIAL STATE 2013 INCOME LIMITS (loans up to \$50,000)

Placer County Median Income \$76,100

Household Size	1	2	3	4	5	6	7	8
Lower (80%)	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400

*State Department of Housing and Community Development,
 Division of Housing Policy Development, February 25,
 2013

FEDERAL INCOME LIMITS EFFECTIVE MARCH 15, 2013 (loans up to \$100,000)

1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
40,550	46,350	52,150	57,900	62,550	67,200	71,800	76,450

*State Department of Housing and Community Development,
 HOME Program, Federal Income limits, March 15, 2013