



**HOMEOWNERSHIP
DOWNPAYMENT AND CLOSING COST
FINANCIAL ASSISTANCE PROGRAM**

Frequently Asked Questions

February 2008

How do I apply for the program?

Provide HOME with your name and address and you will be sent a packet of information that includes an application you must complete and return to HOME.

What will I have to do once my application is accepted?

You must attend 2 groups session. Then meet individually with a Housing Education Specialist for an intake session and attend additional counseling sessions as needed.

If I receive financial assistance where can I purchase a home?

Currently, we have program funds that can be used to purchase in the City of Richmond, Chesterfield, Henrico, Hanover, Charles City and Powhatan.

How long does the process take to get money to purchase a home?

It takes at least 60 days from intake to purchasing the home?

Must I currently live in the county or city I want to purchase?

You do not have to currently live in the county or city you want to purchase except in one of our programs. In order to use Henrico County Program funds you must be a resident of Henrico 90 days prior to applying for the program. However, we do have program that is funded by the state for which you can purchase in Henrico County without being a current resident.

How much money can I receive to purchase a home?

Each program has a maximum amount that is determined annually by the funder which can range from \$7,500 - \$10,000. However, the amount each client receives is based on individual circumstances, program guidelines, and availability of funds.

How much money must I invest in the purchase of the home?

Most funders want the purchaser to put in at least \$1000 of their money towards the purchase of the home.

Is there a maximum amount of money I can make to get financial assistance to buy a home?

Most programs have an income limit of 80% of the average median income. There is one program with a limit of 60% of the average median income. The maximum income is shown on the table below which is based on the number of people in the household.

Maximum eligible income by household size

AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$38,800	\$44,350	\$49,900	\$55,450	\$59,900	\$64,300	\$68,750	\$73,200
60%	\$29,100	\$33,240	\$37,440	\$41,580	\$44,880	\$48,240	\$51,540	\$54,900

There also is one City of Richmond Program which does not have an income limit but you must purchase in one of the targeted Neighborhood in Bloom areas of the city.

Frequently Asked Questions

Where are the Neighborhoods in Bloom areas located?

The City of Richmond annually determines the Neighborhoods in Bloom. Currently they are: Church Hill Central, Blackwell, Carver-Newtowne West, Swansboro, Bellmeade and Highland Park areas.

Are there other agencies offering financial assistance to purchase a home?

Some of the community development corporations such as: Southside CDC, Highland Park CDC, Neighborhood Housing Services (NHS) and Better Housing Coalition.

If I have taken homeownership classes at another agency can I still apply for financial assistance with HOME?

Yes, however you will be required to take our classes.

Can I get down payment and closing cost assistance to purchase a trailer?

Yes, if the trailer is on a permanent foundation in one of the areas we serve. However, the land for which the trailer is placed must be purchased at the same time, since an individual cannot own any real estate to receive financial assistance.

What are SPARC funds?

SPARC funds are a VHDA mortgage loan that is offered at an interest rate lower than the prime market rate.

I owned a home with my husband but now we are divorced, can I get financial assistance to buy a home?

If you were a homemaker during your marriage, you can be considered a first time homebuyer immediately. If you were not a homemaker you must wait 3 years from the time you were taken off the deed for most programs. However, you can apply for one of the City of Richmond Neighborhood in Bloom Programs which only requires that you not own property at the time of closing on the new property.

If I filed Bankruptcy when can I apply for financial assistance to purchase a home?

You must wait 2 years after the bankruptcy is discharged for a Chapter 7 Bankruptcy. If you filed a Chapter 13 Bankruptcy you must have at least half the balance paid and no derogatory credit prior to applying for assistance.



Housing Opportunities Made Equal of Virginia (HOME), Inc.
700 East Franklin St., Suite 3A, Richmond, VA 23219 • 804-354-0641 • Fax 354-0690 • www.phoneHOME.org

“Ensuring equal access to housing for all people”