

HOAP Down Payment Assistance Eligibility 2021

To be eligible to apply for Community in Action's HOAP Down Payment Assistance Program, your client must:

- 1) Have completed Community in Action's Homebuyer Education within the last 12 months. Must provide a copy of the Certificate of Completion dated within the last 12 months. Community in Action facilitates an online Homebuyer Education Course through "eHome America." <https://www.ehomeamerica.org/communityinaction>
- 2) Have an Action Plan (signed by a Community in Action Homeownership Counselor) showing that they have attended an individual Pre-Purchase Housing Counseling session within the last 12 months.
- 3) Be income eligible you must earn under:
\$49,500 as an Individual Median Family Income (Calculated by area within Malheur County)
- 4) Have not had their name on any real property in the last 3 years (definition of first-time homebuyer)
- 5) Purchase home in Malheur/Harney County
- 6) Must be owner-occupied, real property
- 7) Property must meet the first mortgage lender's minimum property standards.
- 8) Eligible home types: Single family homes, defined as one-unit residences including condominiums or manufactured home and lots on which they are located.
- 9) Must utilize a conforming/conventional insured, government insured, or government guaranteed mortgage loan up to 30-year term. No owner carry or private financing.
- 10) All down payment assistance program funds are considered grant/gift funds. No lien will be recorded against the property. No repayment is ever required. Funds go directly from Community in Action to escrow.
- 11) Borrower cannot get "cash back" from their purchase transaction. This is an income eligible program.
- 12) Community in Action must be provided with a Final Closing Statement within 30 days of closing escrow.
- 13) Grant may not exceed 15,000.00 per eligible household. (Specific down payment funds are available to Veterans that can provide proof of eligibility with a DD-214)