

# Attention First Time Home Buyers:

*If you live in the Housing Authority of the City of Austin's (HACA) public housing communities or you are HACA's Housing Choice Voucher (Section 8) program, you may qualify for down payment assistance and closing cost assistance!*

*HACA has funds available on a first come, first serve basis to assist HACA residents that are qualified for homeownership. AAHC/HACA will provide qualified participants with a deferred second mortgage in an amount sufficient to make a home more affordable. A maximum loan of up to \$10,000 will be provided to make the first mortgage a more affordable amount.*

## How it works:

- You must be a first time homebuyer, or not have owned a home in the past three years.
- You must qualify for a first lien mortgage. The participant must have obtained first mortgage financing from a private financial institution.
- You must pass a HACA-approved homebuyer training course.
- The loan can be used for closing costs, down payment, interest rate buy-down or any combination thereof.
- The loan will be forgiven in five years from the date of closing if you are not in default. No monthly payments are required, repayment is deferred unless the borrower sells, transfers, refinances or converts the home to a rental property within the first five years. If this occurs, the amount owed to the HACA-appointed trustee is due and payable.
- Maximum loan amount is \$10,000.
- Housing Choice Vouchers will not be accepted.
- Homebuyer will be required to relinquish their housing assistance.
- Exclusive to participants of the HACA's Housing Choice Voucher/Section 8 program or Public Housing program who have completed their first year in the program and are in good standing with their lease obligations prior to submission of the "Request for Homeownership Assistance."
- The home must be the participant's primary residence.
- The participant must be able to contribute a required minimum borrower investment amount. This amount will be a minimum of \$2,500. The borrower investment shall be applied toward the down payment, closing cost or reserves.
- The total loan amount shall be no more than the maximum affordable amount as determined by the lender.

## What to do:

- Pick up a registration application packet at the Housing Authority of the City of Austin Administration Building located at 1124 S. IH 35.
- Complete and submit application to the HACA Administration Building.
- Once you have completed the application, your name will be placed on a waiting list.
- The homeownership representative will call you to schedule an appointment to review your application.
- All incomplete applications will be rejected and the applicant must submit a completed packet to reapply.

For more information, call Suzanne Schwertner at 512/477-4488 ext.2118 .