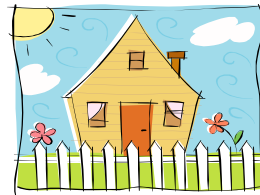




### CITY OF PALM BAY'S DOWN PAYMENT ASSISTANCE PROGRAM

#### UNIT ELIGIBILITY:

- Must be located in the city limits of Palm Bay.
- May be an existing or new construction home. The assistance may not be used to purchase a mobile home. No unit may have a swimming pool or similar amenity, unless purchasing a condo.
- Property must be owner-occupied or vacant.
- For existing home purchases, C.H.I. will conduct an inspection to identify code-related repairs, such as plumbing, electrical & structural. \$10,000.00 will be available from City of Palm Bay for these types of repairs.



#### HOMEBUYER ELIGIBILITY:

- First-time home buyers only; (not owning or having ANY ownership interest in a home in previous 3 years)
- Must have ability to secure first mortgage financing: Conventional, FHA & VA are all acceptable; 30 year fixed rate. MORTGAGE LOAN MUST BE AT CURRENT MARKET INTEREST RATES.
- Must attend a 8-hour Homebuyer Education Workshop. Contact Community Housing for next class, (321) 253-0053.
- Proposed monthly mortgage payments cannot exceed buyer's affordability ratios (front-end 34% / back-end 42%). Contact C.H.I. for these amounts, (321) 253-0053.
- No NSF's in prior 6 months.
- Total income and assets for all household members must not exceed the following limits for family size:

Household Size	1	2	3	4	5	6	7	8
Income Limit	52,920	60,480	68,040	75,480	81,600	87,600	93,600	99,720



COMMUNITY HOUSING  
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**CITY OF PALM BAY'S DOWN PAYMENT ASSISTANCE PROGRAM**

**HOMEBUYER'S CONTRIBUTION**

- Applicants must make a minimum GOOD FAITH CONTRIBUTION, based upon their income bracket:

Income Limits:	Minimum Contribution
Very Low (50% or less of AMI)	\$ 750.00
Low (51% - 80% of AMI)	\$1,250.00
Moderate (81% - 120% AMI)	\$2,000.00

- Out of Pocket expenses paid before closing will be considered part of the applicant's GOOD FAITH CONTRIBUTION (i.e. appraisal fees, credit reports, deposits, homeowner's insurance premium, etc.).
- At closing, the minimum contribution must be



**MAXIMUM ASSISTANCE LEVELS:**

**\*\*\* THIS FIGURES ARE CHANGING**

- Based on HUD's 2010 Income Limits, adjusted to family size.

INCOME LIMITS:	MAXIMUM ASSISTANCE:
Very Low, Low or Moderate	\$37,948.00***

•Please note that the actual amount of assistance provided will be the minimum needed to get you into an affordable housing unit. **WE WILL NOT OVER SUBSIDIZE ANY HOUSEHOLD.**



**Rehabilitation Assistance Funds:**

Each homebuyer purchasing an EXISTING home is eligible for a MAXIMUM of \$10,000.00 of rehabilitation assistance. The actual amount of rehabilitation assistance received will be based upon the repairs identified by Community Housing's inspector and the costs of those repairs as evidenced by three (3) price estimates.

**CITY OF PALM BAY'S DOWN PAYMENT ASSISTANCE PROGRAM**



**COMMUNITY HOUSING  
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**ASSISTANCE BECOMES A SECOND MORTGAGE:**

- The assistance provided to each homebuyer, at the time of closing, will be in the form of a second mortgage. This is a thirty-year (30) year mortgage recorded in the Public Records of Brevard County. It is a Deferred Payment Loan (DPL) at zero percent (0%) interest
- In the event of default, where the property is no longer the homeowner's principle residence OR the home is sold BEFORE the thirty-year lien period is over, the **FULL AMOUNT** of the loan will be owed to the City of Palm Bay.
- Additionally, the City of Palm Bay will be owed a pro rated share of the difference between the sale price and the initial cost of the home, at the time assistance was provided. **For example:**

Cost of Home:	\$100,000.00
Down Payment/Closing Costs Assistance:	\$ 40,000.00
% City of PB Assisted this Household:	40% (\$40,000/\$100,000)
New Sale Amount	\$200,000.00
Amount Owed to Palm Bay:	\$80,000.00

This figure is determined as follows:

1. Original amount of DP/CC Assistance Provided = \$40,000.00
2. Pro rated share of the difference between the sale price and the initial cost of the home. = \$40,000.00

New Sale Amount	=	\$200,000.00
Initial Purchase Price	=	\$100,000.00
Difference	=	\$100,000.00
40% of difference	=	

\$40,000.00

**Brevard County 2010 HUD Income Limits, adjusted to family size**

% of Median	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50%	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550
80%	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400
100%	44,100	50,400	56,700	62,900	68,000	73,000	78,800	83,100

**For further information, contact:  
Community Housing Initiative, Inc.  
Phone: 321-253-0053; Fax 321-253-1575**