

CITY OF TAMARAC
Things Homebuyers Should Know Before
Participating in the First-Time Homebuyer Purchase Assistance Program

The following is a list of some of the things homebuyers should be aware of before participating in the First-Time Homebuyer Purchase Assistance program:

1. The purpose of the First-Time Homebuyer Purchase Assistance Program is to provide assistance to qualified, income-eligible first-time homebuyers for down payment and/or closing costs associated with purchasing a home in the City of Tamarac. The amount of assistance provided will be determined based on your total household annual gross income and documented financial need. Total household annual gross income must not exceed the annual amounts, as determined by HUD and SHIP. A household can qualify as very low income, low income, and moderate income. All applicants must complete an 8-hour homebuyer's education program offered by a HUD-approved housing counseling agency, secure a first mortgage from a lender and have an executed contract.
2. The City of Tamarac is providing assistance for the purchase of a new construction or existing home. The home cannot exceed a maximum purchase price of \$382,194 and must be located in the City of Tamarac.
3. Applicant or spouse must not currently own a home, or have owned a home (house, condo, townhouse, etc.) within the last three (3) years or defaulted on a mortgage within the last seven (7) years. Exceptions may be made for single parents that were displaced because of a recent divorce (within the last three years) and will be considered on a case-by-case basis.
4. Homebuyers must apply with his or her legal spouse. Co-signers are not allowed in this program.
5. Any property with illegal conversions or structures will not be eligible for the program. The property must be converted back to the original state before the loan closing date.
6. Homebuyer is responsible for contributing a minimum of one percent (1%) of the contract price towards closing. There can be no cash to the borrower at closing.
7. The loan is secured by a subordinate non-assumable mortgage, second position only. The loan will be a fifteen (15) year, zero percent (0%) interest deferred loan secured by a lien against the property. The loan will be forgiven at a rate of fifty percent (50%) after the anniversary of the fourteenth (14th) year. Re-payment of the loan is due upon the sale, transfer of the property title, rental of property, short-sale, foreclosure, any refinance mechanism in violation of the City's subordination policy, if cash equity is taken out of the property, or if the borrower ceases to live in the property as his/her primary residence.
8. The maximum purchase assistance that may be awarded is \$60,000 for households with income that does not exceed 50% of Area Median Income (AMI), \$50,000 for households with income that does not exceed 80% of Area Median Income (AMI) and \$40,000 for households with income that exceeds 80% AMI but at or below 120% AMI. Award is subject to City Staff review.
9. The City's consultant, Housing Foundation of America, Inc., will process purchase assistance files. A processing fee to Housing Foundation of America, Inc. of \$900 will be deducted from the purchase assistance amount at closing.
10. The home must be owner-occupied during the loan term. Homebuyer must live in the property as their principal residence and must be homesteaded throughout the life of the recapture/lien period.
11. The City of Tamarac is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Applications and documents submitted to the City are public records and, unless exempt pursuant to Florida Statutes, are subject to public records disclosure. All documents submitted to the City of Tamarac will become property of the City and will not be returned.
12. Should the applicant's income change after they were determined income-eligible and assistance has not been provided, program eligibility will have to be re-certified.

Initials _____

13. Applicants who have monetary assets exceeding \$25,000 must contribute one-third (1/3) of the funds toward purchase, except if the applicant has funds in a retirement fund accessible only by termination or retirement.
14. The intent of this application is only to pre-qualify the applicant(s). It does not guarantee acceptance or approval and no commitment is hereby made on the part of either party.
15. Income guidelines and purchase prices are subject to change without notice.
16. A third-party verification of assets, income and/or employment will be performed. The verification is required to determine your eligibility for assistance under the program guidelines. If you qualify for assistance, your income will be certified and you will receive a notice of eligibility. Should your income change after you were determined income eligible and assistance has not yet been provided, your program eligibility will have to be re-certified.
17. The City of Tamarac reviews all final loan packages and inspection reports to determine program eligibility. All loan documentation, sales contracts and property inspections must be provided to the City of Tamarac. Once you have received a mortgage commitment from your lender, you must be sure that the City receives a copy of your Closing Disclosure statement at least 48 hours prior to closing. No Friday closings allowed.
18. The City of Tamarac is not acting in any capacity relating to mortgage or real estate transaction.
19. You agree to hold harmless the City of Tamarac, any governmental agency, its officers, employees, stockholders, agents, successors and assigns from any and all liability that may arise due to you applying for any grant or mortgage or your purchase of any real estate. Applicants should always seek competent, professional legal advice when engaging in any real estate related transaction.
20. Other restrictions may apply.

Fair Housing Act

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

