

Information and Application
are available at:

City of El Monte
Economic Development Dept.
Housing Division
11333 Valley Blvd.
El Monte, CA 91731
Phone (626) 580-2070

Office Hours:
Monday to Thursday
8:00 a.m. to 5:30 p.m.

Or visit City of El Monte website at:

www.ci.el-monte.ca.us



City of El Monte
Economic Development Department - Housing
11333 Valley Blvd.
El Monte, CA 91731-2293

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Housing Division

FIRST-TIME HOME BUYER PROGRAM



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What is the First Time Home Buyer Program?

The First Time Home Buyer Program (FTHB) is a second mortgage loan program designed to assist qualified low-income individuals with the purchase of their first home.

What are the maximum income limits and FTHB loan amounts?

Income eligibility is based on household size. The maximum loan amount is determined by the income bracket of the household. Households earning at or below 80% of Area Median Income may be eligible for up to a \$60,000 loan.

<u>Household Size</u>	<u>Maximum Annual Gross Income</u>
1	\$47,250
2	\$54,000
3	\$60,750
4	\$67,450
5	\$72,850
6	\$78,250
7	\$83,650
8	\$89,050

Source: State of California Housing and Community Development Department (HCD). Effective: February 1, 2012 and subject to change.

How much money can I borrow?

Program assistance is limited to \$60,000 or the lesser amount necessary to provide the “gap” assistance required to meet the Program’s front-end ratio requirements of 25%-35%, whichever is lower.

Who is eligible for a loan?

Borrowers must be a first time homebuyer, which is a household that has not owned a home within the past three (3) years. Borrowers must be able to qualify for a first mortgage from a participating lender. The homebuyers must provide a minimum down payment of 1% of the purchase price.

What homes are eligible for purchase?

Homebuyers may purchase an existing single-family detached home, condominium, or townhouse located anywhere within El Monte City Limits.

The purchase price for this unit may not exceed the area median purchase price (\$336,500 as of August 2012 and subject to change).

What are the loan terms?

- The loan is a zero-interest, 30-year loan
- Loan payments are deferred

When must I repay the loan?

- At the end of 30 years
- If the homeowner sells the home within the 30-year period
- The homeowner ceases to use the home as their primary residence
- The homeowner refinances the property without City approval
- The homeowner fails to maintain the property in a decent, safe and sanitary condition
- If the property goes into default or foreclosure

Are there any other requirements?

- Borrowers must be 18 years of age or older and a lawful permanent resident of the United States
- Borrowers must attend an 8 hour City-approved Homebuyer Education Training
- A home purchased under the FTHB program must be, and remain, the borrower’s principal place of residence. The property cannot be leased or rented during the term of the City Loan
- Persons with ownership in most real estate assets are not eligible
- Funding is limited and applicants will be processed on first-come, first-serve basis
- Additional program requirements apply