



# City of Muskegon

## Homebuyer's Assistance Program

### TARGETED BENEFICIARIES

Families at or below the 80% Area Median Income (AMI) looking to purchase a home in the City of Muskegon.

### ASSISTANCE LIMIT

\$1,000 to \$5,000 to help with down payment, closing costs, inspections, and prepaid expenses.

### HOME STANDARDS

Termite inspections are required. Home inspections are not required for FHA funded purchases, but are required for Conventional Loans. The home must be listed for sale and available to the public. The seller must be an individual - not a nonprofit, business, or related individual.

### MORTGAGE LOAN(S) WILL WORK WITH:

FHA, VA or Conventional loan programs. Land contracts, relative sales, cash sales, condos, and co-signers are not eligible.

### PROGRAM REQUIREMENTS

- Applicant must be able to obtain a mortgage from a lending institution.
- Applicant's total household income must be eligible according to the current income limits provided by HUS, according to the adjusted gross income calculation, which includes overtime pay.
- Applicant must complete home ownership class prior to purchase.
- The property must be listed for sale by owner through MLS, or landlord.
- The property must remain habitable within the current property standards that meet the local and Michigan 2015 Building Code during the lien period.

### APPLICATION PROCESS

To apply for the Homebuyer's Assistance Program, you will need to present the following documentation:

- Completed Homebuyer's Assistance Program Application with Checklist
- Last 3 months of check stubs and/or source of income for all persons living in the home
- 3 months bank statements
- Buyer's signed Income Tax Return/W-2 from previous year

### LIEN PERIOD

A 5-year non-diminishing lien will be placed on the property. Homebuyer(s) must occupy the home as their primary residence. After five years, the lien is forgiven.

**Community and Neighborhood Services**

**(231) 724-6717**

**WATCH MUSKEGON**