



Homeownership connections from purchasing to ownership

Housing Connect GSO links homebuyers, homeowners, and City partners through counseling, education, financial assistance and collaborations to ensure successful homeownership in the Greensboro area. Through these comprehensive homeownership services, the City of Greensboro's Neighborhood Development Department empowers consumers to make informed choices from selecting to buying a home.

Down Payment and Closing Cost Assistance

Housing Connect GSO DPA is a source of financial assistance for first-time homebuyers purchasing homes within the city limits of Greensboro. DPA provides up to \$10,000 in down payment assistance and closing costs as a five-year, forgivable loan at zero percent interest. If the homebuyer remains in the home for five years, the loan will not need to be repaid—the loan is forgiven at 20 percent per year for each full year the homebuyer lives in the home. Also, if a homebuyer purchases a home in one of the City's redevelopment areas, an additional \$5,000 bonus is available for down payment assistance and the first-time homebuyer requirement is waived. The maximum DPA cannot exceed 20% of the purchase price.

Eligibility Requirements

To qualify for **DPA**, the homebuyer must:

- ❖ Be a first-time homebuyer or have not owned a home within the last 3 years, unless purchasing a home in one of Greensboro's redevelopment areas.
- ❖ Buy a new or existing house as a primary residence.
- ❖ Meet the income limits noted in the Qualifying Maximum Income section.
- ❖ Make a minimum cash investment of \$500.
- ❖ Receive no more than 20% of the purchase price in **DPA**.
- ❖ Not exceed a 33% maximum or 21% minimum housing expense-to income ratio.
- ❖ Not exceed a 43% debt-to income ratio.
- ❖ Complete a City-approved 8-hour in-person homebuyer education course.
- ❖ Secure a fixed-rate, 15- or 30-year mortgage. (*Note: ARM or balloon first mortgage loans cannot be used with this assistance. Non-conforming, high-interest rate and fee loans will not be accepted*).

Qualifying Homes

When an eligible homebuyer has selected a home, the:

- ❖ sales contract has been signed by all parties:
- ❖ contract must be submitted to the City of Greensboro for review and approval.
- ❖ property must be inspected by a qualified inspector and all deficiencies identified in the inspector's report must be repaired and/or corrected prior to closing.

Pre-1978 homes purchased will be subject to the federal requirements governing lead-based paint.

Qualifying Areas and Maximum Income Limits

The maximum income limit is up to 120% of area median income (currently \$67,500) for households with two or fewer people and up to 140% of area median income (currently \$78,000) for households with three or more people. Eligible homebuyers may receive up to \$10,000 for down payment and closing costs assistance in any area of the City. Homebuyers purchasing homes in the City's approved redevelopment areas are also eligible for a \$5,000 bonus for down payment assistance. The approved redevelopment areas are as follows:

- ❖ Arlington Park
- ❖ Eastside Park
- ❖ Gorrell Street
- ❖ Ole Asheboro
- ❖ Phillips Lombardy
- ❖ South Elm Street
- ❖ Willow Oaks

For descriptions of the redevelopment areas, go to www.greensboro-nc.gov/redevelopment .

How to Apply

To apply, call the City of Greensboro's Neighborhood Development Department and speak with Ms. Rhonda Enoch, Housing Counselor, **(336) 373-4146**.