JOHN B. O'REILLY, JR.
MAYOR

CITY OF DEARBORN

Home Town of Henry Ford

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
Barry S. Murray, Director

Thursday, January 28, 2010

City of Dearborn
First Time Homebuyer
Home Sales Assistance Program

Now Accepting Applications!

Do you know any lower income individuals or families who are ready to take on the challenges, responsibilities, and opportunities of home ownership?

The City of Dearborn is pleased to announce its new First Time Homebuyer Home Sales Assistance Program.

The US Department of Housing and Urban Development's Neighborhood Stabilization Program (HUD-NSP) was authorized by the Housing and Economic Recovery Act of 2008 (HERA) to assist states and local governments in addressing the effects of abandoned and foreclosed properties in the nation's communities.

The City of Dearborn's HUD-NSP Substantial Amendment includes authorization for the acquisition & rehabilitation of eight (8) or more target-area foreclosed residential properties intended for the benefit of and **resale to income-qualified homebuyers**.

In addition to the opportunity to purchase a newly renovated home, successful homebuyers may receive financial assistance to subsidize their mortgage principal amount and/or up to $5,000 down payment or closing cost assistance. See the enclosed program flyer for additional information.

For additional copies of the program flyer, please call:
Economic and Community Development Department
(313) 943-2180 ext. 7 or TDD: (313) 943-2074

City of Dearborn
First Time Homebuyer—Home Sales Assistance Program

The City of Dearborn's Neighborhood Stabilization Program agreement with the U. S. Department of Housing and Urban Development (HUD-NSP) includes authorization for the "Acquisition and Rehabilitation" of target area foreclosed residential properties intended for the benefit of and ***sale to income qualified homebuyers***.

This flyer contains a representative sample of program rules and regulations.
Other terms, conditions, exclusions and exceptions may apply.
All terms and conditions are subject to modification without notice.

Who is Eligible? Individuals or families interested in acquiring HUD-NSP assisted residential property from the City of Dearborn must—

1. Be a "first-time homebuyer," a homebuyer who does not and has not owned any residential property for the past two-years.
2. Successfully complete an 8-hour HUD-approved homebuyer counseling program.
3. Be "mortgage ready," as determined by a HUD-approved counseling agency.
4. Be "pre-approved for a mortgage" from a lender who is compliant with bank regulator guidance.
5. Have annual household income that is at or below 120% of area median income (Middle Income). Limits as of April 1, 2009 (subject to change):

Family Size:	1	2	3	4	5	6	7	8
Low Income:	24,850	28,400	31,950	35,500	38,350	41,200	44,000	46,850
Middle Income:	59,640	68,160	76,680	85,200	92,040	98,880	105,600	112,440

6. Make a personal contribution to the down payment that is not less than $1,000 for low-income households or $2,000 for middle-income households.
7. Agree to live in the home as your primary residence.
8. Special consideration for full-time police officers, fire fighters and emergency medical technicians, Dearborn teachers, full-time or non-seasonal part-time City of Dearborn employees, and US Veterans.

Program Benefits. Successful homebuyers may receive "homebuyer financial assistance" to—

1. Subsidize the mortgage principal amount so that mortgage payments will be affordable.
2. Provide up to $5,000 down payment or closing cost assistance.
3. Homebuyer financial assistance provided as a zero-interest, deferred loan that is due in full upon sale, transfer or default of the conditions for assistance.

For more information call:
Economic and Community Development Department
(313) 943-2180 ext. 7 or TDD: (313) 943-2074

Program funding provided by U.S. Department of Housing and Urban Development

EQUAL HOUSING OPPORTUNITY

City of Dearborn
Neighborhood Stabilization Program
First Time Homebuyer
Home Sales Assistance Program

8-Hour Homebuyer Counseling Requirement
HUD-Approved Counselors

You may complete your required 8-hour homebuyer counseling program through any HUD-Approved Counseling Agency.

The City of Dearborn has established a relationship with:

Mission of Peace
877 East Fifth Avenue
Flint, Michigan 48503-1741
(810) 232-0104 (press 5)
Toll Free: (866) 674-0104 (press 5)

Other agencies serving southeast Michigan include:

Bethel Housing Counseling Agency, 313-833-9912

Christian Credit Counselors, Inc., 248-557-8811-111 or 800-557-1985

Detroit Non-Profit Housing Corporation, 313-972-1111

Family Tree, Inc., 313-962-2329

MSU Extension Service, 734-997-1678

New Hope CD Non-Profit Housing Corp., 313-255-6275

Phoenix Housing & Counseling Non-Profit, Inc., 313-964-4207

Project LIVE, 313-972-5188

Southwest Housing Solutions, 313-841-9641 ext. 361

12-16 hour "LINKS to Home Ownership" Counseling:

Wayne Metropolitan Community Action Agency, 734-955-6752 ext. 234

A complete list of HUD-Approved Housing Counselors can be found at:
http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm

Talk to a Housing Counselor

HUD sponsors housing counseling agencies throughout the country to provide free or low cost advice on buying a home, renting, defaults, foreclosures, and credit issues. Search online for a **housing counseling agency** near you, or call HUD's interactive voice system at: **(800) 569-4287.** You may search more specifically for a reverse mortgage counselor or if you are facing foreclosure, search for a foreclosure avoidance counselor and access the FDIC's foreclosure prevention toolkit.

Consumer Fees for Housing Counseling

Foreclosure prevention counseling and homeless counseling services are available free of charge through HUD's Housing Counseling Program. Housing Counseling agencies participating in HUD's Housing Counseling Program are not permitted to charge consumers for these specific housing counseling services. Counseling recipients should not pay for these services. However, housing counseling agencies are permitted to charge reasonable and customary fees for other forms of **housing counseling and education services, including pre-purchase**, reverse mortgage, rental, and non-delinquency post-purchase counseling services, provided certain conditions are met:

- Agencies must provide counseling without charge to persons who demonstrate they cannot afford the fees;
- Agencies must inform clients of the fee structure in advance of providing services;
- Fees must be commensurate with the level of services provided.

U. S. Department of Housing and Urban Development

451 7th Street SW, Washington, DC 20410