



DELAWARE COUNTY

HOMEOWNERSHIP FIRST PROGRAM

Assistance for First-Time Homebuyers



An initiative of
Delaware County Council
and the
**Office of Housing and Community
Development**

APPLICATION PROCESS

The Homeownership First Program is administered by the certified non-profit housing counseling agencies indicated on this brochure. Applicants may work with the organization that is most conveniently located.

Housing counselors will assist applicants with:

- Pre-purchase homeownership counseling
- Budgeting
- Qualifying for a mortgage
- Securing down payment and closing cost assistance.



For more information contact:

Chester Community Improvement Project (CCIP)

(610) 876-8663

cciphousing.org

Media Fellowship House

(610) 565-0434

mediafellowshiphouse.org

Affordable Housing Centers of PA

(215) 765-1221

ahcopa.org



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Delaware County is committed to the policy that all persons shall have equal access to its programs and employment without regard to race, color, religion, sex, gender expression, gender identity, sexual orientation, marital status, national origin, familial status, disability or age.

ADDITIONAL REQUIREMENTS

Prior to entering into an agreement of sale, loan applicants must complete:

- Eight (8) hours of group homeownership counseling, and
- At least one (1) individual counseling session.

*A **Certificate of Achievement** for the successful completion of the homeownership counseling will be issued once the applicant establishes good credit and completes all the items identified in their Action Plan.*

The **Homeownership First Program** provides homeownership opportunities to first-time homebuyers in Delaware County through pre- and post-purchase homeownership counseling as well as down payment and closing cost assistance.

APPLICANT ELIGIBILITY

Applicants must be low- or moderate-income first-time homebuyers purchasing a home in Delaware County. A first-time homebuyer is someone who has not owned a home in the last three (3) years or is a borrower that is recently legally separated, divorced or widowed.

The applicant must:

- Have a current household income that is no more than 80% of the Area Median Income
- Intend to occupy the property being purchased as a primary residence
- Establish good credit
- Have insufficient assets to pay for all reasonable settlement costs, and
- Be able to afford monthly payments and receive a commitment for a 30-year fixed rate mortgage from a qualified lender.

Household Size	80% Area Median Income (June 2023)*
1	\$ 62,500
2	\$ 71,400
3	\$ 80,350
4	\$ 89,250
5	\$ 96,400
6	\$ 103,550
7	\$ 110,700
8	\$ 117,850

* Family income includes the gross income of all household members, 18 years or older, who will be residing in the new property.

ELIGIBLE PROPERTIES

Single family, residential, owner-occupied houses (detached, twin, rowhouse, townhouse or condominium) that are in compliance with County housing quality standards are eligible.

The sale price of the property may not exceed \$290,000.

Renter occupied properties or properties that are located in and pay property taxes to Chester City, Haverford Township or Upper Darby Township are ineligible.

HOMEBUYER ASSISTANCE

Each applicant will be evaluated based upon income, credit history, and available assets. **Total assistance will not exceed \$10,000.** Down-payment assistance will be limited to an amount equal to 2% of the sales price of the home. The balance of funds will be applied to eligible closing costs as needed.



PRIMARY LENDERS

Applicants are required to secure a first mortgage. Local banks or mortgage companies will be encouraged to offer discounted interest rates and fees for first-time buyers. Mortgages must be thirty (30) year fixed, at or below market interest rate, with no more than three (3) points charged and have a minimum of a 95% loan to value ratio.

MINIMUM CONTRIBUTION

Borrower must contribute at least \$1,000 toward the purchase of the home. Typically, lenders will require at least 3% of the sales price from the borrower's savings.

TERMS OF ASSISTANCE

The assistance funds are considered an interest-free (0%) loan that is only repayable upon sale or transfer of the property. Loans that are made in County designated Revitalization Communities* are forgiven if the homeowner remains in the house for five (5) years.

Loans may not be subordinated for any type of home equity or debt consolidation financing.

*Revitalization Communities: Aldan Borough, Chester Township, Clifton Heights Borough, Collingdale Borough, Colwyn Borough, Darby Borough, Darby Township, East Lansdowne Borough, Eddystone Borough, Folcroft Borough, Glenolden Borough, Lansdowne Borough, Lower Chichester Township, Marcus Hook Borough, Millbourne Borough, Morton Borough, Norwood Borough, Parkside Borough, Prospect Park Borough, Ridley Township, Ridley Park Borough, Rutledge Borough, Sharon Hill Borough, Tinicum Township, Trainer Borough, Upland Borough and Yeadon Borough.