

*Are you dreaming of
owning your own home?*



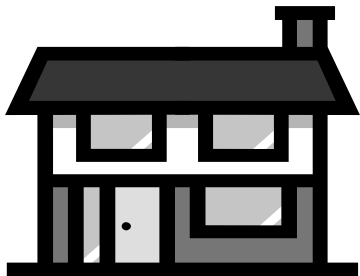
*Are you tired of paying
rent?*



*Do you want more
security for your family?*



*Do you need assistance in
down payment and
closing costs for a home?*



**The Northern Panhandle
HOME Consortium First
Time Homebuyer
Program can help!**

www.nphomeassist.org

Northern Panhandle HOME Consortium
c/o Community Development Department
1500 Chapline Street
Wheeling, WV 26003

**Northern
Panhandle HOME
Consortium**



**The First Time
Homebuyer
Assistance
Program**

Northern Panhandle HOME Consortium

In 1996, six governmental entities joined to form the Northern Panhandle HOME Consortium in order to increase the home ownership opportunities for qualified households. The six jurisdictions are:

City of Wheeling
City of Weirton
Brooke County
Hancock County
Marshall County
Ohio County

Through the First Time Homebuyer Program, each jurisdiction has funds available to assist the qualified first-time homebuyer with down payment and closing costs. The maximum amount of assistance is \$10,000 per home loan.



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Unlock Your Future of Home Ownership

The objective of the First Time Homebuyer Program is to assist low to moderate income households with the purchase of a single-family dwelling unit.

The purchase value of the home may not exceed 95% of the area median purchase price for a single family dwelling in Brooke County, Hancock County or the City of Weirton, or **\$133,000***

The program is designed in conjunction with the local financial lending institutions participating in providing a first mortgage.

The homebuyer must provide a minimum of three percent or \$500, whichever is greater, of the total down payment amount needed for the purchase of the property.

The homebuyer must occupy the property as a principal residence for at least five years. Resale is governed by the federal regulations found at 24 CFR 92.254.

An applicant must not have previously owned a home. In some cases, however, a previous homeowner may qualify as a "displaced homeowner."

An applicant must be a low to moderate income person, family or household as defined by HUD's Section 8 income guidelines.

The dwelling must be located within the boundaries of each jurisdiction's limits.

Completion of a housing counseling course is mandatory.

** Funding limit changes annually.*



The First Time Homebuyer Program has assisted many households to make the American dream of owning a home become a reality. Funds are limited, and financial assistance to qualified borrowers is made on a first come, first served basis. If you think home ownership is out of your reach, the First Time Homebuyer Program may be the key to unlock the door to your own home. For more information on how to get started, contact the HOME Administrator in your location.



HOW TO APPLY

**Call the HOME administrator
in your area for a pre-
application packet:**

**Wheeling 304-234-3701
Weirton 304-797-7733
Brooke County 304-797-7733
Hancock County 304-797-7733
Ohio County 304-234-3701
Marshall County 304-233-0830**