



Northern Panhandle HOME Consortium

clo Department of Economic and Community Development
1500 Chapline Street
Wheeling, WV 26003

Phone: 304-234-3701
Fax: 304-234-3899
www.nphomeassist.org

2021 First Time Homebuyer Program Income Guidelines for the **City of Wheeling, Ohio County, and Marshall County** *:

1	Person	\$36,700
2	Person	\$41,950
3	Person	\$47,200
4	Person	\$52,400
5	Person	\$56,600
6	Person	\$60,800
7	Person	\$65,000
8	Person	\$69,200

2021 First Time Homebuyer Program Income Guidelines for the **City of Weirton, Brooke County, and Hancock County** *:

1	Person	\$37,150
2	Person	\$42,450
3	Person	\$47,750
4	Person	\$53,050
5	Person	\$57,300
6	Person	\$61,550
7	Person	\$65,800
8	Person	\$70,050

* These are the U.S. Department of Housing and Urban Development's (HUD's) Income limits made **effective June 1, 2021** for the Home Investment Partnerships (HOME) Program.



Frequently Asked Questions

- **What is the First Time Homebuyer Program (HOME) and how can it help me?**

The First Time Homebuyer Program (HOME) enables first time homebuyers to receive down payment and closing cost assistance up to \$10,000 toward the purchase of a home.

- **How do I apply for the HOME assistance?**

- You must have a certificate from a HUD Certified housing counseling class
- You must prove you are income eligible
- You must have a pre qualification letter from a lender
- You must have a signed sales contract on a house
- You must complete an application for the HOME program

Please note: the assistance is provided to income qualified families or individuals who meet the HOME requirements and if HOME funding is available in your desired area.

- **How do I qualify for the HOME assistance?**

The administrator of the HOME program will review your application and documents. If you are eligible a 90 day certificate will be provided to you.

Please note: the certificate does not guarantee you assistance, again, it is based on first come first served and if funding is available in your area and if your home passes the HOME inspection.

- **Can I own a home and apply for the HOME assistance?**

You must be a first time homebuyer who is an individual or family who has never owned a home or is a displaced homeowner.

- **If I apply and if I am provided a HOME certificate, will I receive the full \$10,000?**

The funding provided is based on the sales price of your selected home, your individual closing costs, and the amount of funding available in your area. Remember, \$10,000 is the **maximum** amount provided to first time homebuyers.

- **Do I have to pay back the money?**

The down payment and closing cost assistance received is considered a forgivable loan if you meet the terms of the HOME program. You must live in the home for five years, never sell the property during the five year period, never rent the property during the five year period, never give away the property in the five year period.

- **How do I prove I live in the property for the five year term?**

Each year you will receive a letter from your HOME administrator requesting verification of your paid homeowners insurance, your paid property taxes and a current utility bill. You must provide these documents to the HOME administrator as proof you are still residing in the property.

- **What happens at the end of the five year term?**

If you have provided the yearly requested documents showing you have lived in the property for the full five year term, the lien on your property from the HOME program will be removed. You will receive a copy of the released lien and you will not be obligated to pay back the assistance you received to purchase your home.

Frequently Asked Questions

- **What if I can't live in the property for the five year term?**
You must pay the full amount of the assistance back to the program.
- **Can I buy a home that has rental income?**
No, the program is only for home purchase that are single family, owner occupied homes.
- **Where can I look for a home to use the assistance money?**
You can purchase a home in any of the counties or cities who are participating in the assistance program.
- **Where do I apply for the assistance?**
You apply for the assistance in the city or county where you wish to purchase a home.
- **Can I purchase a trailer or a double wide with the assistance funds?**
Yes, if it is affixed to a foundation (no longer mobile) and it is considered taxable real estate by the local tax department.
- **Do I have to use the assistance toward closing costs? Can I use the whole amount as a down payment?**
Yes, the funds can go 100% toward the down payment, talk to your lender which would be the best for you.
- **If I cannot live in the home for the five year term, and I pay back the assistance, where do the funds go?**
The funds go back to the jurisdiction where you applied for the funding, and will be used to assist another family to purchase their first home.
- **What about Lead Paint?**
If a home was built before 1978, there is a good chance it has lead based paint. In 1978, the Federal Government banned Consumer uses of lead containing paint. Lead from paint, including lead contaminated dust is one of the most common causes of lead poisoning.
- **Where can I find Lead Paint?**

Any home built on or prior to 1978 there must be no evidence of on **any** painted surface on the property. The paint must be in good shape. No evidence of peeling, Chipping, Flaking, Scaling, Cracking, Chalking paint any where on the property

- **Do I need an independent Home Inspection?**

As part of the homeownership counseling process, participating agencies will provide applicants with such materials as HUD may require regarding the availability and importance of obtaining an independent home inspection. The two required publications are "For Your Protection Get a Home Inspection" and "Ten Important Questions to Ask A Home Inspector". These are available

Frequently Asked Questions

on CHANGE Inc website, in printed format if you attend a home workshop, or a digital pdf attachment. Publications are posted on the Office Of Housing Counseling's HUD Exchange website and can also be found by searching by the title or form number.

*Are you dreaming of
owning your own home?*



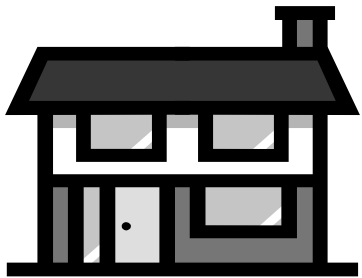
*Are you tired of paying
rent?*



*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.



www.nphomeassist.org

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 home-maker."

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**