PURCHASING A HOMEBUYER PROGRAM HOME

Are you interested in purchasing a home through the SICPDC HOMEbuyer program? Here is a checklist of items that will help you prepare to meet eligibility of purchasing the home. A buyer must remain income qualified through closing of the home which is 80% of the HUD area median income for your county and household size.

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| FY 2024\* | Persons in Family | | | | | | | |
|  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Cincinnati, OH-KY-IN HUD Metro Area- 80% | $58,700 | $67,100 | $75,500 | $83,850 | $90,600 | $97,300 | $104,000 | $110,700 |

Once HUD qualifications have been met, the following buyer analysis must be conducted by IHCDA to determine that the mortgage and lending terms are affordable and are not a risk for the homebuyer.

* All buyers who will be listed on the mortgage must have completed and received an individual certificate from a HUD certified homebuyer counseling course within the past year.
  + An online option of the HUD certified homebuyer counseling is available through Indianapolis Housing Partnerships (INHP) The cost is $75. The link to register is: <https://www.inhp.org/classes-and-advising/classes>
* You must have a minimum of $250.00 for closing costs.
  + Please note if you have $25,000 or more in liquid assets (checking accounts, savings accounts, etc.) that 5% of those assets will be required as payment.
  + 401 (K) and other retirement accounts are not considered liquid assets.
* Reduce consumer debt (credit cards, auto loans, etc.) prior to application process.
* Do not take on any additional debt prior to the purchase of a home.
* You must have 2-4 months of financial reserves in the bank. The reserves will be calculated based off the Payment/Interest/Taxes/Insurance (PITI) plus utilities that will be required each month to pay the mortgage, escrow, and utilities.

Indiana Housing and Community Development Authority (IHCDA) has the final approval of the selling of the home to a homebuyer. The household must submit all income verification for review and approval prior to executing any contract or purchase agreement.