



# COUNTY OF SANTA CRUZ HOME - First Time Home Buyer Program

The County of Santa Cruz administers the State of California’s HOME Investment Partnerships Program (HOME). The HOME Program provides a down payment loan of up to \$265,228 for a 3 bedroom, \$205,017 for a 2 bedroom, and \$168,600 for a 1 bedroom, to income eligible purchasers towards the purchase of a condominium, town home, or single-family residence in the unincorporated areas of Santa Cruz County.

HOME funds are extremely limited and will be allocated on a “first come, first serve basis”.

### Buyer eligibility

- All buyers must qualify as "First Time Home Buyers" under program guidelines
- 3% minimum cash down payment
- Gross income must be equal to or less than 80% of area median income, as adjusted by household size:

2018 FEDERAL INCOME LIMITS

Household Size	1	2	3	4	5	6
80% Limit	\$62,650	\$71,600	\$80,550	\$89,450	\$96,650	\$103,800

### Maximum purchase price

- \$496,000 single family homes, condos, townhomes, and manufactured housing

### First mortgage guidelines

- First mortgage must be a fully amortized, conventional, fixed rate mortgage
- Maximum qualifying debt-to-income ratios are 35% / 40%
- All mortgages must include impound taxes and insurance
- Non-occupied co-signers are not allowed

### Agency Loan guidelines

- Loan is up to limit based on bedroom size of unit; loan cannot be more than the 1<sup>st</sup> mortgage
- Loans have a deferred simple interest rate of 1%
- No monthly payments
- Loan is secured by a deed of trust
- Loan and accrued interest is repaid upon sale or transfer of the home or violation of the HOME program
- HOME loan cannot be combined with County’s Measure J or First Time Homebuyer Programs
- No “cash out” refinances are allowed
- Buyers are required to comply with the County’s annual monitoring efforts
- The home being purchased must be owner occupied, and may not be rented or leased
- County must inspect the home and a private housing inspection and report required
- Buyer must attend a County approved homebuyer education class

### County Contact Information

If you are interested in the program please contact Porcila Wilson at 454-2217 or [Porcila.Wilson@santacruzcounty.us](mailto:Porcila.Wilson@santacruzcounty.us) to discuss the application process.