

## APPLICATION PROCESS

1. Homebuyer completes homeownership counseling from HUD-Certified Agency.
2. Homebuyer obtains first mortgage pre-approval from lending institution
3. Homebuyer submits completed application packet to Metro
4. Homebuyer receives **entrance or denial** to program based upon income
5. Upon qualification, homebuyer finds Realtor (if not already done so) to assist in home search.
6. Homebuyer locates home, makes an offer, and obtains accepted sales contract
7. Homebuyer submits completed Home Purchase Packet to Metro
8. Case Review Board determines the amount of assistance, if any, available to the homebuyer.
9. Homebuyer closes on home!



### Homeownership Counseling Agencies

- NIC-HCA (502) 810 – 9200
- Louisville Urban League (502)-585-4622
- ehomeamerica.org
- Or any other HUD Certified counseling agencies

## DOWN PAYMENT ASSISTANCE PROGRAM



### DEVELOP LOUISVILLE

#### OFFICE OF HOUSING

Louisville-Jefferson County Metro Government, Develop Louisville does not discriminate in employment or in the provision of services on the basis of disability, sex, race, color, religion, age, national origin, familial status, sexual orientation or gender identity.

**Office Hours**  
**Monday-Friday**  
**8:00 a.m.-5:00 p.m.**

**502-572-1974 office**  
**502-574-6215 fax**

**[louisvilleky.gov](http://louisvilleky.gov)**

*Revised July 14, 2020*

## Louisville Metro Office of Housing

## DOWN PAYMENT ASSISTANCE PROGRAM



444 South 5th Street, 5th Floor  
Louisville, KY 40202  
(502) 574-1974  
(502) 574-3749 TDD  
[www.louisvilleky.gov](http://www.louisvilleky.gov)

# FREQUENTLY ASKED QUESTIONS

- **How much assistance will I receive?**  
Assistance is based upon the need of each individual homebuyer and the purchase price of the home.
- **Do I have to be a first time homebuyer?**  
NO, homebuyers just have to be income and credit qualified to participate.
- **Can I purchase a vacant, abandoned property (VAP) to rehab?**  
YES, we encourage homebuyers to invest in VAP's if they utilize a FHA 203(k) loan.
- **What about my credit?**  
The DPA program doesn't have a required credit score, just that a homebuyer has no unpaid collections.
- **Where do I start?**  
You must complete homeownership counseling and receive a pre-approval from a lending institution BEFORE you apply.



## READY TO GET STARTED?

Visit our website to start application!

[louisvilleky.gov/government/housing/down-payment-assistance-program](http://louisvilleky.gov/government/housing/down-payment-assistance-program)

## ABOUT DPA

- Assistance is provided in the form of a partially forgivable second mortgage for down payment assistance in the Louisville Metro area.
- Homebuyers must contribute a minimum of \$500 towards the purchase of the home.
- A home may be a single-family unit, single-unit in a townhome, or a condo.
- Homebuyers are encouraged to purchase and rehabilitate vacant and abandoned properties (VAP) using a rehab loan, such as a 203(k) mortgage.
- The property must be occupied as the homebuyer's principal residence for the term of the mortgage, between 5-15 years.
- The property will be inspected for code violations and a lead safe living environment.
- Under no circumstances will funds from the mortgage result in cash back to the borrower.



## DPA PROGRAM GOALS

- Help homebuyers become informed consumers and successfully navigate real estate transactions and the responsibilities of homeownership.
- Help homebuyers build equity and financial stability.
- Incentivize the purchase of homes by low-to-moderate income residents to encourage mixed income neighborhoods
- Encourage homeownership in Metro's Neighborhood Revitalization Strategy Areas (NRSA) and reinvestment in Louisville Metro's Vacant and Abandoned properties.

## ELIGIBLE HOMEBUYERS

The Down Payment Assistance Program is available to any homebuyer purchasing an existing or newly constructed home in the Louisville Metro area. You **do not** have to be a first time homebuyer. However, all homebuyers must be income and credit qualified.

Homebuyer's gross income must be 80% or below of the area median income adjusted for family size, as determined by HUD. *Effective July 1, 2020.*

1 person	2 persons	3 persons	4 persons	5 persons
\$43,400	\$49,600	\$55,800	\$62,000	\$67,000

