

CalHome Homebuyer Assistance Program

At NeighborWorks® Sacramento, we believe homeownership is one of the most powerful tools for families and communities to build wealth.

LOAN HIGHLIGHTS:

- Second Mortgage Deferred for 30 years
- 3.00% simple interest (3.185% APR)
- No monthly payment required
- Down payment assistance up to \$50,000

ELIGIBLE BORROWERS:

- First-Time Homebuyer (must not have had property ownership in the last 3 years)
- Property must be owner occupied
- Credit score of 640 or above with no unpaid collections
- Applicants must complete a Virtual 8-hour Homebuyer Education course with NeighborWorks® Sacramento, or any HUD-approved housing counseling agency (www.hud.gov).
- *The cost of the class will be refunded at closing, only if the buyer receives their education from NeighborWorks® Sacramento.
- Household gross annual income must be at or below current State income limits below:

2021 Income Limits								
Family Size	1	2	3	4	5	6	7	8
Annual Income	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700

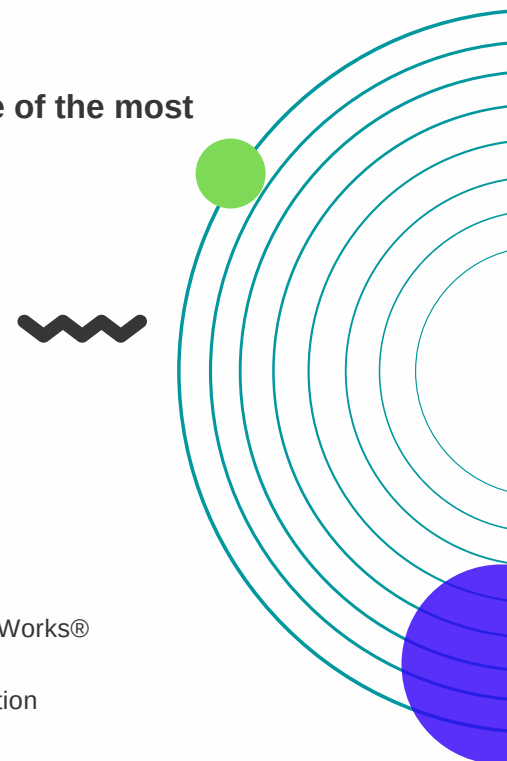
PROPERTY ELIGIBILITY:

- Single family, Duplex, Triplex, HUD approved condominium or manufactured housing on a permanent foundation
- Maximum Purchase price of \$525,000
- Property must be located in Sacramento County
- A pest inspection will be required with Section 1 clearance

HOW TO APPLY FOR FUNDS

NeighborWorks® Sacramento maintains a list of Preferred Lending Professionals. Visit our website at www.nwsac.org to find a lending professional that can help you apply or send us an email at lending@nwsac.org

CLASS SIGNUP Visit our website: www.nwsac.org/classes



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