



# HOME PURCHASE ASSISTANCE PROGRAM

## FUND TARGET: Owner-Occupied Single-Family Housing

- No income guidelines.
- Home purchased must be located in Wright County.
- The loan fund is for owner-occupied, single-family housing.
- Loan can be up to 10% of the purchase price, with a maximum of \$8,000.
- Funds can be used for down payments, closing costs, or home repairs required by primary lender.

Borrower should submit a budget and bids for any repair project(s), as approved by the primary lender.

- Funds must be matched dollar-for-dollar by the borrower.
- Primary loans should be originated and closed with financial institutions operating in Wright County.
- Term is 5 years.
- Interest rate charged by Wright County will be the same as the rate charged by the lending financial institution.

- Property cannot be resold without full repayment.
- Mortgage cannot be assumed.
- Loans cannot be used for refinancing.
- Wright County must be listed as a second mortgagee/loss payee on homeowner insurance, and a copy must be provided to the Wright County Economic Development office as soon as possible after the loan closing.

- Loan payments are made as ACH (automatic deductions) from a savings or checking account. An authorization form will be signed on the day of closing.
- Participants should not set a closing date until after the application has been approved by the WCED Commission.

**Please forward the following information to the Wright County Economic Development office for review:**

- ✓ Application, Personal Financial Information & Budget Worksheets.
- ✓ Copy of the signed real estate purchase agreement. (from realtor or between parties)
- ✓ A letter of commitment (on bank letterhead) stating the amount of loan from the bank.
- ✓ Property information sheet and a picture of the home. (from realtor)