

Davis Community Housing Authority **Down Payment Assistance Program Summary**

The Davis Community Housing Authority (DCHA) will be administering American Dream Down Payment Assistance Initiative (ADDI) funds. This program is a federally funded loan program that will assist qualified first time home buyers with a maximum loan amount of \$2,000 and a minimum of \$1,000, to assist with closing costs or down payment. The home must be a single-family dwelling; meaning a one family residence, condominium unit, cooperative unit, combination of manufactured housing and lot. The home must be located in Davis or Morgan County. It is the responsibility of the applicant to select a home in the eligible areas.

Applicants must be at or below the applicable income limits and be first time home buyers. Definition of a first time home buyer is an individual, and his or her spouse who have not owned a home during the 3-year period ending on the date of purchase of property. The term first-time home buyer also includes a displaced homemaker or a single parent who has only owned a home with a spouse.

Applicants who meet the necessary qualifications will receive their loan on a first come, first serve basis. There are limited funds available, and the Board of the DCHA reserves the right to expand or terminate the program depending on the availability of funds.

In order to qualify, the applicant must complete all requirements as outlined in the application instructions. The applicant must also provide a minimum of \$500.00 of their own money towards the down payment or closing costs. The applicant must complete a Housing and Urban Development (HUD) approved homebuyer education class and provide a certificate of completion.

An applicant must receive an approved FHA, VA, or conventional loan. The applicant's Title Company or closing agent must be willing to execute and provide the DCHA with all the real estate documents. A list of instructions will be provided to the agency responsible for conducting the closing transaction. It is the applicant's responsibility to ensure that all documents are properly prepared and forwarded to the DCHA in a timely manner.

The loan provided by the DCHA as the lender shall be repaid by the buyer(s), in full, if the buyer(s) sell, exchange, transfer title, obtain a second mortgage, or decide to refinance for any reason. All loans are non-assumable and no subordinations subsequent to initial financing.

A Visual Assessment must be completed by the DCHA on all homes for health and safety concerns and for Lead Based Paint concerns for homes built prior to 1978 as outlined in "Attachment A". If the home was built prior to 1978, a representative from DCHA will determine whether there are deteriorated paint surfaces present that could be a potential hazard to occupants. If potential hazardous Lead Based Paint conditions exist, the Seller and/or Buyer must take actions to remove the hazardous conditions, pursuant to HUD guidelines. The Visual Assessment is required by the federal government in order to alert homebuyers to potential health and safety concerns as well as potential lead-based paint dangers prior to the closing. Federal funds may be withheld if certain problems exist and the seller and/or buyer do not wish to mitigate them. The seller or buyer, however, is free to complete the transaction without federal assistance. The homebuyer is encouraged to have a professional inspection regardless of the visual assessment conducted by the DCHA. The visual assessment is not intended to determine the nature and extent of health and safety problems, nor does it determine if unseen problems exist in the home.

Davis Community Housing Authority
Eligibility Criteria

1. Complete all of the attached application instructions.
2. Applicant must meet Income Eligibility for his/her household size. Applicant must have yearly combined household income equal to or less than the following:

<u>Household Size</u>	<u>Maximum Yearly Income</u>
1 Person	\$34,400
2 Person	\$39,300
3 Person	\$44,200
4 Person	\$49,100
5 Person	\$53,050
6 Person	\$57,000
7 Person	\$60,900
8 Person	\$64,850

(The Above figures represent 80% Area Median Income Limits (AMI) and are subject to change)

3. Applicant must be a U. S. Citizen or Resident Alien and be 18 years of age or older.
4. Must be a first-time homebuyer. A first time home buyer is an individual, and his or her spouse who have not owned a home during the 3-year period ending on the date of purchase of property. The term first-time home buyer also includes a displaced homemaker or a single parent who has only owned a home with a spouse.
5. Eligible Boundaries: Area within Davis or Morgan County.
(To verify addresses within Davis or Morgan Counties contact the applicable Dept. of Planning.)
6. Eligible properties must be zoned for residential use only and are limited to Single Family Residences such as: Condominiums, Town Homes, cooperative unit, combination of manufactured housing and lot.
7. Applicant must contribute a minimum \$500.00 of their own money towards the down payment or closing costs.
8. The \$1,000-\$2,000 loan must be applied to the down payment and/or closing costs.
9. The purchase of said property must not lead to the displacement of any individual other than the seller and his/her immediate family.
10. Applicant must secure FHA, VA, or conventional financing for property purchase.
11. Real property must not exceed FHA mortgage limits for the applicable county; Davis and Morgan County limit for 2006 is \$200,160.00.
12. A Visual Assessment must be completed by the DCHA on all homes for health and safety concerns and for Lead Based Paint concerns for homes built prior to 1978.
13. Applicant must complete a HUD approved homebuyer education course and obtain a homebuyer certificate of course completion.

SIGNATURES

Davis Community Housing Authority

Signature of DCHA Representative

Date

Mary Lewis

DCHA Representative

Homebuyer(s)

Buyer Signature

Date

Buyer Name (Please Print)

Buyer Signature

Date

Buyer Name (Please Print)

Address of Property to be Purchased:

Address

City, State, Zip

Davis Community Housing Authority
Applicant Instructions

1. An applicant will be considered for the ADDI Program once they have entered into a contract with the seller and have submitted the following to the DCHA:
 - A. Completed and signed DCHA Application.
 - B. Seller Affidavit attesting that purchasing the selected property does not lead to displacement of any current tenants.
 - C. Copy of applicant's Real Estate Purchase Contract with Seller.
 - D. Copy of previous year's tax return and four most current pay stubs and verification for any other source of income for applicant/co-applicant and any family member 18 years or older. If an applicant/co-applicant did not file a previous year's tax return, they must submit a letter stating why there was no tax return filed for the previous year.
 - E. Signed and notarized First Time Homebuyer's Affidavit.
 - F. Identification Documentation; a copy of birth certificate, passport, naturalization certificate, or resident alien card and valid Utah driver's license or identification card.
 - G. Signed Program Summary Page.
 - H. Signed Original Letter of Commitment.
 - I. Declaration of US Citizenship or Resident Alien form.
 - J. Completed Visual Assessment form.

2. Upon receipt, review and approval of the above, the DCHA upon request, will issue a Letter of Commitment. The applicant must also submit the following documents:
 - A. A copy of the Preliminary Title Report stating property appears free and clear for sale to Applicant.
 - B. The completed Lender Affidavit which states the lender agrees to the terms of the DCHA ADDI Program.
 - C. The completed Preliminary Credit Approval form from the Lender, stating that the Applicant has received preliminary credit approval and information regarding verification of current income.
 - D. Copy of Real Estate Appraisal.
 - E. Homebuyer Education Certificate from a HUD approved course or counseling agency.

NOTE: The DCHA must be informed of any participation by a co-owner, co-borrower or co-signer that will be participating in the purchase of the home whose name does not appear on the initial DCHA application. This must be done in writing, including name, relationship to applicant, and in what capacity they will be participating in the purchase. The DCHA must be informed and approve of their participation before closing.

A representative of the DCHA must perform a Visual Assessment for the presence of health and safety concerns, and the presence of potential lead-based paint dangers in homes built prior to 1978. If any potentially hazardous lead based paint conditions exist, they must be mitigated (responsibility of Seller and/or Buyer) before the DCHA can approve. The procedure outlined in “Attachment A” must be followed.

3. Upon acceptance of the required documents, the DCHA will issue a check made payable to the Title Company, to be disbursed according to a letter of instruction. The DCHA must be notified at least 10 working days prior to the date of closing. After closing, the escrow agent is to return to the DCHA all the completed documents described in the Letter of Instruction to the Escrow Agent. These documents include:
 - A. Promissory Note - This document states that the Applicant agrees to pay the DCHA the loan amount if they should move, sell or refinance the property. Please note that the DCHA will not subordinate to second mortgages or refinances.
 - B. Trust Deed - This document states the DCHA is a beneficiary whereby the DCHA has a lien on the purchased property until the loan is repaid.
 - C. Notice of Default - This document states that the first mortgage holder will notify the DCHA if and when the Applicant defaults on payments and property goes to foreclosure.
 - D. Copy of the final Title Report or copy of Title Insurance policy issued to Buyer.

If you have any questions or concerns regarding the application process, please call Mary Lewis at (801) 939-9198.

MAIL OR DELIVER DOCUMENTS TO:

OR

EMAIL TO:

Davis Community Housing Authority
P.O. Box 328
352 South 200 West Suite 1
Farmington, Utah 84025

dchamlewis@xmission.com

DECLARATION OF U.S. CITIZENSHIP OR RESIDENT ALIEN

HOUSEHOLD MEMBERS			
NAME	DATE OF BIRTH	RELATIONSHIP	UNITED STATES CITIZEN?
		SELF	<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO
			<input type="checkbox"/> YES <input type="checkbox"/> NO

Buyer Name Signature Date

Buyer Name Signature Date

WARNING: Title 18, Section 1001 of the US code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.

ATTACHMENT A

Lead Based Paint Procedures

New regulations from the Department of Housing and Urban Development (HUD: 24 CFR Part 35 subpart K) require increased activities concerning possible lead based paint hazards in homes built before 1978. The primary reason why HUD and its grantees are addressing lead based paint hazards is to protect families and children. When deteriorated lead based paint surfaces are present, children under the age of 6 are in danger of being poisoned through the ingestion or inhalation of lead based paint dust, paint chips and/or lead based paint contaminated soil around the exterior of the home.

The following procedures are required for all homes built prior to 1978 before down payment assistance to a family purchasing such a home can be approved.

1- Notification

- a. Pamphlet and Disclosure.
- b. Notice of Lead Hazard Evaluation or Presumption, if applicable.
- c. Notice of Lead Hazard Reduction Activity.
This printed information will be part of the initial application packet.

2- Lead Hazard Evaluation

- a. Visual Assessment.
A visual assessment will be performed by DCHA personnel to determine whether there are deteriorated paint surfaces that could constitute a hazard to the occupants. Potentially hazardous paint surfaces are defined as more than 2 square feet of deteriorated surface on the interior of a home and more than 20 square feet of deteriorated surface on the exterior of a home. The cost to mitigate lead based paint problems will be the responsibility of the seller and/or buyer.

3- Lead Hazard Reduction

- a. Paint stabilization
- b. Safe Work Practices
- c. Clearance
If a home fails the Visual Assessment, the deteriorated surfaces must be repaired and stabilized. This work must be performed by a State of Utah Certified Lead Based Paint Contractor using Safe Work Practices as required by HUD, the EPA and OSHA. Following the completion of Paint Stabilization, a Clearance Test must be completed by a Certified Lead Based Paint Inspector or Risk Assessor to verify that the stabilization work has been successful and that the home is clean of hazardous residues.

The home seller could choose to have the home tested to determine whether lead based paint is present. The DCHA will accept this test report if it is performed by a Certified Lead Based Paint Inspector or Risk Assessor following HUD guidelines. The cost for private testing will be solely the responsibility of the seller.

List of HUD Approved Housing Counseling Agencies

Utah State University Extension

Online Education Program

<http://extension.usu.edu/cooperative/hbe/>

Utah State Extension

21 South State South Building Room 1200
Salt Lake City, Utah 84111
Phone: 801-468-3179

Salt Lake Community Action Program

764 South 200 West
Salt Lake City, Utah 84101
Phone: 801-359-2444

Your Community Connection

2261 Adams Avenue
Ogden, Utah 84401
Phone: 801-394-9456

Utah State University-Family Life Center

493 North 700 East
Logan, Utah 84321-423
Phone: 435-797-7224
Website: www.usu.edu

Cedar City Housing Authority

364 South 100 East
Cedar City, Utah 84720
Phone: 435-586-8462

Color Country Community Housing, Inc.

139 North 100th West
St. George, Utah 84770
Phone: 435-673-3131 ext. 10
Toll Free: 877-673-3166
Email: ccchi@infowest.com
Website: www.ccchi.net

Community Development Corporation of Utah

501 East 1700 South
Salt Lake City, Utah 84105
Phone: 801-994-7222 ext.104
Toll Free: 866-994-7222
Website: www.slcdc.org

Salt Lake Neighborhood Housing Services, Inc

622 West 500 North
Salt Lake City, Utah 84116
Phone: 801-539-1593
Website: www.slnhs.org

Community Action Services

815 South 200 West, Suite 100
Provo, Utah 84601
Phone: 801-373-8200

AFFIDAVIT OF FIRST-TIME HOMEBUYER

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

AFFIANT, being first duly sworn, states and represents that:

1. Affiant is a first-time homebuyer* and has signed a Real Estate Purchase Contract to purchase the property located at:

Street Address

City

****Definition of a first time home buyer is an individual, and his or her spouse who have not owned a home during the 3-year period ending on the date of purchase of property. The term first-time home buyer also includes a displaced homemaker or a single parent who has only owned a home with a spouse.***

Date

Signature of Affiant (Homebuyer)

Printed Name of Affiant (Homebuyer)

Signature of Affiant (Homebuyer)

Printed Name of Affiant (Homebuyer)

SUBSCRIBED and sworn to before me on this _____ day of _____, 20_____.

(Stamp)

Notary Public

**DAVIS COMMUNITY HOUSING AUTHORITY
LETTER OF COMMITMENT**

Whereas _____ have/has provided the following:
Buyer(s)

1. A completed Davis Community Housing Authority loan application.
2. A copy of an executed purchase agreement for the purchase of a single family residential real property located within the eligible area.
3. A signed and notarized Seller Affidavit.
4. A copy of applicant's previous year's tax return and current pay stubs.
5. A signed and notarized First-Time Homebuyer Affidavit.
6. Documentation of Citizenship Status and Age.

And whereas the Davis Community Housing Authority has reviewed the application and found it to meet all program requirements, the Grantee hereby acknowledges application for a loan of \$2,000.00, and agrees to adhere to the requirements and procedures specified in this letter. Signature of the closing documents for the purchase, including the Grantor's Trust Deed and Promissory Note, will constitute the Grantee's acceptance of the loan on the terms specified in this Letter of Commitment.

COMMITMENT

Subject to the Grantee's following all procedures described in this Letter of Commitment and fulfilling all requirements described herein and upon the execution of the Trust Deed, Promissory Note, Notice of Default and obtaining the execution of the Lender's Affidavit, the Grantor hereby agrees to provide a loan of \$2,000.00 to the undersigned Grantee(s), and acknowledges that said property is located at:

Address _____ City _____ State _____ Zip _____

This commitment of loan funds shall terminate forty-five (45) days from the date of the Letter of Commitment.

REQUIREMENTS

1. Buyer shall have a period of forty-five (45) days from the date of the Letter of Commitment to close on the property. FHA, VA or other conventional first mortgage financing shall be allowed. There shall be no seller financing.
2. After receiving this Letter of Commitment and before any funds can be released, the buyer(s) shall provide to the DCHA:
 - a. A copy of a preliminary title report covering the property listed above.
IF THIS IS TO BE A SPLIT CLOSING WITH TITLE COMPANIES, THE DAVIS COMMUNITY HOUSING AUTHORITY MUST BE GIVEN THE INFORMATION FOR BOTH THE SELLER'S AND THE BUYER'S TITLE COMPANIES.
 - b. Preliminary credit approval from the lender and verification of current household income reflecting applicant's total household income does not exceed eligibility criteria.
 - c. An executed Lender's Affidavit.
 - d. A copy of the appraisal for the property to be purchased.
3. After receipt of the above listed documents, our office will require **10** business days before funds can be issued.
4. Before funds can be released, the DCHA must complete a Visual Assessment of the home for health and safety concerns and the presence of lead based paint dangers in homes built prior to 1978.
5. At the time of closing the Buyer will be required to sign a Visual Assessment Disclaimer acknowledging that the DCHA accepts no responsibility for any problems disclosed or not disclosed in their Visual Assessment Report.
6. At the time of closing, title must be vested in fee simple interest of the buyer(s), and the Trust Deed and Notice of Default securing the interest of the DCHA is properly recorded.
7. Buyer(s) must provide at least \$500.00 of personal funds toward the purchase price or closing costs.
8. The \$2,000.00 loan provided by the DCHA to the buyer(s) must be used by the buyer(s) for down payment and/or closing costs only.
9. The \$2,000.00 loan funds provided by the DCHA shall be repaid by the buyer(s) in full if the buyer(s) sell, exchange, transfer title, obtain a second mortgage, decide to refinance for any reason or cease using the purchased property as their primary residence.
10. The \$2,000.00 loan shall be disbursed at time of closing and duly recorded on the closing settlement statement. These funds shall only be disbursed after the Promissory Note, Trust Deed, Request for Notice of Default, and Visual Assessment Disclaimer Affidavit are executed and notarized.
11. The residence to be purchased must be zoned for residential use only and is limited to Single Family Residences such as: Condominiums, Town Homes, cooperative unit, and combination of manufactured housing and lot located within eligible areas, verified and approved by the DCHA.

- 12. The buyer(s) must occupy the property to be acquired as the buyer(s)' primary personal residence.
- 13. No Member of the Board of Directors, or any staff member of the DCHA shall have any interest in the transaction with the buyer(s).

SIGNATURES

Davis Community Housing Authority

Jane C. Wilson
Executive Director

Date

Mary Lewis
Rehab Specialist

Date

Homebuyer(s)

Buyer Signature

Date

Buyer (Print Name)

Buyer Signature

Date

Buyer (Print Name)

Property Street Address

City

Zip Code

**DAVIS COMMUNITY HOUSING AUTHORITY
VISUAL ASSESSMENT FORM**

DATE: _____

Applicant:

Please provide the information listed below. A representative of the DCHA must perform a Visual Assessment for the presence of health and safety concerns, and the presence of potential lead-based paint dangers in homes built prior to 1978. **Year home was built** _____ .

Address of home to be purchased:

Street

City

Estimated Closing Date:

Applicant's Name:

Telephone #'s:

Home _____

Work _____

Cell _____

Name of Homebuyer's Realtor:

Company Name:

Telephone #'s:

Home _____

Work _____

Cell _____

Name of Seller's Realtor:

Company Name:

Telephone #'s:

Home _____

Work _____

Cell _____

Applicant is aware that a Davis Community Housing Authority representative will be contacting them or their realtor to make arrangements to inspect the home. The inspection should take place *at least* one week prior to the closing date.

FILE CHECK LIST

INITIAL APPLICATION

Application		Real Estate Purchase Contract
Latest Year Tax Return		Visual Assessment Form
Current Check Stubs		Declaration of US Citizenship/Resident Alien
Other Income		Copy of Birth Certificates/Picture ID
Seller's Affidavit		Homebuyer Education Certificate
First Time Homebuyer Affidavit		
Program Summary Signature page		Co-Signer Documentation (if applicable)
Letter of Commitment with buyer signature(s)		

SUPPORT DOCUMENTS

Preliminary Credit Approval		To be completed by Housing Authority
Lender Affidavit		
Preliminary Title Report		Visual Inspection
Property Tax Evaluation		Environmental Review
Copy of Appraisal		
Lead Based Paint Pamphlet Given to Buyer		
Confirmation of lead-based paint pamphlet		
Year Home Built _____ Verified _____		