

Affordable Home-ownership opportunities

Downpayment assistance including closing costs with 0% deferred loan. 45-year affordability period

No monthly payments of principal or interest for loan

Max purchase price cannot exceed \$362,790

Family Size	Max Household Income
1	\$54,600
2	\$62,400
3	\$70,200
4	\$78,000
5	\$84,300
6	\$90,524
7	\$96,750
8	\$102,974



Town of Apple Valley Neighborhood Stabilization Program Downpayment Assistance Program (NSP/DAP)

Realtor Information

Frequently Asked Questions:

What is NSP/DAP? NSP/DAP is designed to expand the supply of affordable housing by providing downpayment assistance for the purchase of foreclosed properties in eligible Town of Apple Valley target areas.

How does NSP/DAP work? Buyer will be pre-qualified for a conventional or government fixed rate first mortgage. The NSP/DAP assistance will be used to gap the difference between the first mortgage and the sales price of the subject property.

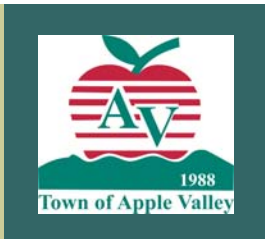
Terms: Assistance is provided in the form of a 0% loan, deferred for a maximum of 45 years.

How much assistance is available? Amount of assistance is determined according to the household's income in relation to San Bernardino County Area Median Income (AMI). Maximum assistance is 60% of sales price and buyers' closing costs. Participating lenders will determine the amount of assistance available after income is calculated.

What types of properties are eligible? The property must be foreclosed/abandoned, fee simple property in eligible target area, and may be attached, semi-detached or detached single-family homes, condominiums or cooperatives. Manufactured & mobile homes on individually-owned parcels are eligible provided they are on a permanent foundation.

What types of loans are eligible? The NSP/DAP loan must be used in conjunction with an original first conventional or government fixed-rate, fully amortized, 30-year loan.

How does a homebuyer apply? The buyer must obtain loan applications for both the first mortgage and NSP/DAP assistance through any of the participating lenders approved by the Town. The lender will determine income eligibility and credit worthiness. If eligible, the lender will calculate the NSP/DAP assistance, which must proceed concurrently with the first mortgage loan. The homebuyer will be required to attend a homebuyer's seminar before the loan is funded.



Town of Apple Valley Neighborhood Stabilization Program Downpayment Assistance Program (NSP/DAP)

Realtor Information

Realtor Responsibilities:

A Better Way of
Home Ownership

Visit us at:
applevalley.org

Turning foreclosed
properties into the
American dream

Must work with
Town-approved
lender



Coordinate with the lender: determine household income, qualifying first mortgage amount and the amount of assistance available to homebuyer.

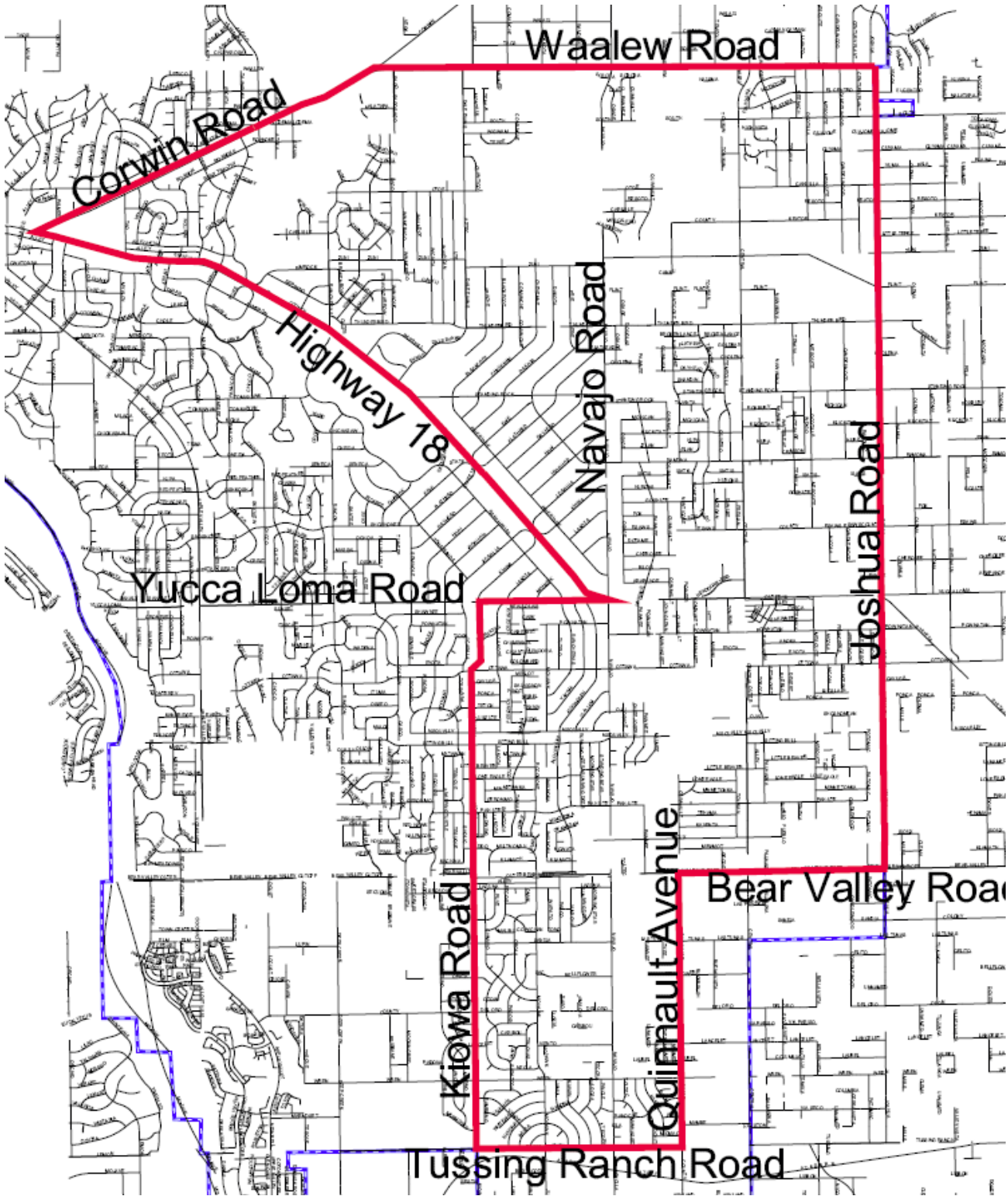
Determine the maximum home sales price plus (+) buyers closing costs allowed, based on qualifying first mortgage and Town assistance available.

Show and assist in the selection of foreclosed properties that must be located in an eligible target area within the Town limits of Apple Valley.

Property must be in suitable living condition per FHA standards or repaired by owner prior to purchase.

Determine the offer price based on current market analysis insuring the required minimum 1% discount from current market value.

Prepare a Realtor's Certification (NSP/DAP 229) packet and submit it to the lender with accepted offer package.



Town of Apple Valley

Neighborhood Stabilization Program/ Down Payment Assistance Program

NSP/DAP Eligible Target Area Map 2009



Town of Apple Valley

14955 Dale Evans Parkway, Apple Valley, California 92307

June 23, 2009

Town of Apple Valley Neighborhood Stabilization Program/Downpayment Assistance Program (NSP/DAP)

PROGRAM UPDATES: 1% Purchase Discount; Qualifying First Time Homebuyers- Manufactured Home Owners on Leased Land; 50% Maximum towards Down Payment; Maximum Assistance inclusive of Loan Gap, Down Payment and Closing Costs.

Dear Participating Lenders:

As the NSP/DAP program progresses, some guidelines may be updated or clarified. Occasionally, letters will be sent to update the Participating Lenders regarding these changes. Please respond as needed and update your program files and procedures.

1% Minimum Purchase Discount

Effective immediately HUD has reduced the required purchase discount to a minimum one percent (1%). This discount must be shown as a reduction from the current market value, not list price.

Qualifying First Time Homebuyers- Manufactured Home Owners on Lease Land

Owners of Manufactured Homes in parks on leased land will be considered as first time homebuyers for the NSP/DAP program.

HUD Limitation on NSP/DAP Down Payment Assistance

HUD clarified permissible uses for down payment assistance. NSP/DAP monies can be used for gap financing of a soft second, buyer's closing costs and **up to 50%** of required down payment.

Maximum Assistance Provided by Town Inclusive of Loan Gap, Down Payment and Closing Costs

The maximum NSP/DAP Loan to be provided by the Town of Apple Valley will be determined based on the category of Income Group (50%, 80%, 120% of Area Median Income). The maximum loan assistance (30%, 45%, 60%) is inclusive of loan gap financing, down payment and closing costs.

Again, thank you for your interest and we look forward to a productive working relationship. Should you need additional information or clarification, please call me at (760) 240-7000 extension 7921

Sincerely,

Christopher Moore
Housing and Community Development Specialist