

To see a list of eligible properties and to download an application

## Visit Our Website

[www.hamiltoncountyohio.gov/commedev/v2/NSPHomes.asp](http://www.hamiltoncountyohio.gov/commedev/v2/NSPHomes.asp)

Funding for this program has been provided by the federal department of Housing and Urban Development (HUD) through the Neighborhood Stabilization Program (NSP)

For more information on HUD and the NSP, please visit [www.hud.gov](http://www.hud.gov)

### Hamilton County Community Development

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Hamilton County, Ohio  
is an Equal Opportunity Lender



Neighborhood Stabilization (NSP)

## Down Payment Assistance Program

Hamilton County, Ohio



## Hamilton County Neighborhood Stabilization (NSP)

### Down Payment Assistance Program

The NSP Down Payment Assistance Program helps income-qualified buyers in the purchase of foreclosed, abandoned, or vacant homes that have been rehabilitated with NSP funds.

Approved applicants are eligible to receive grants up to \$14,999 to be used as down payment assistance.

### Program Specifications

- Grants are in the form of a forgivable loan (soft second mortgage)
- 0% interest
- Household annual gross income must not exceed 120% AMI (see table on the bottom right)
- Grant amount is based on income (see table on the top right)
- Home must be owner-occupied for 5 years (affordability period)
- Applicant may be a repeat or first-time home buyer

Income Range	Grant Amount
Below 80% AMI	\$14,999
80% - 100% AMI	\$12,500
Over 100% -120% AMI	\$10,000

Area Median Income (AMI)



### Other Specifications

- Applicant must complete a 9-hour class offered by The Home Ownership Center
- First mortgage must be a fixed rate
- Maximum 31% housing ratio
- Maximum 43% total debt ratio
- Minimum 1% buyer contribution
- Eligibility should be confirmed prior to signing purchase contract

### Eligible Properties

All properties eligible for purchase are listed on the website below. Contact us if you are interested in touring a specific property. All homes have been acquired and rehabbed with NSP funds and are located in NSP targeted communities. Consult the website for rehab completion dates, photos, and property specific information.

[www.hamiltoncountyohio.gov/  
commddev/v2/NSP/Homes.asp](http://www.hamiltoncountyohio.gov/commddev/v2/NSP/Homes.asp)

2010 Income Limits (Effective May 14, 2010)		Household Size							
		1	2	3	4	5	6	7	8
80% AMI		\$38,950	\$44,500	\$50,050	\$55,600	\$60,050	\$64,500	\$68,950	\$73,400
100% AMI		\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750
120% AMI		\$58,400	\$66,700	\$75,050	\$83,400	\$90,050	\$96,750	\$103,400	\$110,100

