

Program Overview

The Port of Greater Cincinnati Development Authority is proud to offer the Communities First - Ohio Down Payment Assistance program, providing first mortgage financing and down payment/closing cost assistance to eligible homebuyers. The Port Authority created Communities First - Ohio as part of a commitment to increasing homeownership opportunities for residents in Ohio.

How Do I Qualify?

To be eligible, all borrowers must:

1. Meet standard industry guidelines
2. Not exceed maximum income limits
3. Have a maximum debt-to-income ratio of 45% (may vary)
4. Have a minimum FICO credit score:
640 (VA, USDA-RD, HUD 184)
660 (FHA)
680 (Conventional – may vary)
5. Occupy the property as their principal residence within 60 days
6. Apply through a participating lender



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Down Payment Assistance for Ohio



Key Features

- Home purchase or rate/term re-finance
- No first-time homebuyer requirement
- Assistance amount up to 5.0% of the total first mortgage loan amount
- Assistance provided is in the form of a non-repayable gift to the borrower

First Mortgage Loan Types

- FHA
- VA
- Rural Development
- HUD Section 184
- Conventional
- No minimum length of occupancy
- No program purchase price limits but must conform to first loan program guidelines

Eligible Properties¹

- Single family, owner-occupied (one-unit) principal residence, including condominiums, townhomes and PUD's
- Duplex, owner-occupied

Income Limits based on

- 115% AMI by county, any family size
- Credit qualifying income of homebuyer only

¹ Depends on loan type

